

WHEN RECORDED MAIL TO:

MARK KANTOR  
Kantor Taylor Nelson Evatt & Decina PC  
901 Fifth Avenue, Suite 4000  
Seattle, WA 98164



201405230051

Skagit County Auditor

\$75.00

5/23/2014 Page

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4 12:13PM

**LAND TITLE OF SKAGIT COUNTY STATUTORY WARRANTY DEED**  
**(Fircrest)**

Grantor: **MERCY PROPERTIES WASHINGTON III LLC**, a Washington limited liability company

Grantee: **VILLA KATHLEEN REDEVELOPMENT LLLP**, a Washington limited liability limited partnership

Legal Description: **Ptn SE ¼ of SE ¼, 17-34-4E W.M.**  
(Full Legal Descriptions on Exhibit A)

Tax Parcel Numbers: **340417-4-014-0003 (P26029)**

**MERCY PROPERTIES WASHINGTON III LLC**, a Washington limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby bargains conveys and warrants to **VILLA KATHLEEN REDEVELOPMENT LLLP**, a Washington limited liability limited partnership, the real property situated in Skagit County, Washington, described on the attached **Exhibit A**, by this reference incorporated herein as if fully set forth.

*(The balance of this page is left blank intentionally)*

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20141757  
MAY 23 2014

Amount Paid \$ 18,054.34  
Skagit Co. Treasurer  
By *mem* Deputy

GRANTOR'S SIGNATURE PAGE FOR SPECIAL WARRANTY DEED

DATED: MAY 22, 2014

MERCY PROPERTIES WASHINGTON III LLC,  
a Washington limited liability company

By: Mercy Housing, Inc.,  
a Nebraska nonprofit corporation  
Its: Member

By: Bill Rumpf  
Bill Rumpf, Vice President

STATE OF WASHINGTON

ss.

COUNTY OF KING

I hereby certify that I know or have satisfactory evidence that Bill Rumpf appeared before me, and acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument, and acknowledged it as the Vice President of Mercy Housing, Inc., a Nebraska nonprofit corporation, a member of Mercy Properties Washington III LLC, a Washington limited liability company, to be the free and voluntary act of such entity for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal on May 22, 2014.



Kathleen C. McCusker  
Signature of Notary  
Print Name: Kathleen C. McCusker  
NOTARY PUBLIC in and for the State of  
Washington, residing at: King Co.  
My commission expires: 12/9/17



**EXHIBIT A  
LEGAL DESCRIPTION**

**FIRCREST**

That portion of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East, W.M., described as follows;

Beginning at the Southwest corner of Lot 17, "BEL-AIR MANOR THIRD ADDITION," as per plat recorded in Volume 10 of Plats, page 42, records of Skagit County, Washington; thence South parallel with the East line of 18<sup>th</sup> Street a distance of 126 feet to the true point of beginning of this description; thence Northeasterly to a point on the Southwesterly line of North Viewmont Drive (as shown on said plat) which point lies 60 feet Southeasterly from the Southeast corner of said Lot 17 when measured along the Southwesterly line of said North Viewmont Drive; thence Southeasterly along said Southwesterly line a distance of 113 feet, more or less, to the Northwest corner of Lot 14, "BEL-AIR MANOR FIRST ADDITION," as per plat recorded in Volume 7 of Plats, page 60, records of Skagit County, Washington; thence South along the West line of said Lot 14 and along the West line of Lot 1 of said plat to the North line of Fir Street; thence West along the North line of Fir Street to the East line of 18th Street; thence North along the East line of 18th Street a distance of 181 feet, more or less, to a point 174 feet South of the Southwest corner of Lot 6, "BEL-AIR MANOR FOURTH ADDITION," as per plat recorded in Volume 10 of Plats, page 33, records of Skagit County, Washington; thence East parallel with the South line of said Lot 6 a distance of 97.50 feet; thence North to the true point of beginning;

EXCEPT that portion deeded to the City of Mount Vernon by deed recorded July 1, 1993, under Auditor's File No. 9307010054, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

**And Subject To Those Items Shown on Exhibit B Hereto.**



## EXHIBIT B

1. Real Estate Taxes Not yet Due or Payable
2. Municipal assessments and impact fees, if any, levied by the City of Mount Vernon.
3. Mortgage from Dujardin Custom Homes, Inc., a Washington Corporation to Farmers Home Administration, United States Department of Agriculture in the amount of \$403,750.00, dated August 8, 1975, recorded August 8, 1975 as Auditor's File No. 821725.
4. Real Estate Deed of Trust from Fircrest, a Limited Partnership to The Farmers Home Administration, United States Department of Agriculture, acting through the State Director of the Farmers Home Administration in the amount of \$717,246.00, dated September 2, 1992, recorded February 17, 1993 as Auditor's File No. 9302170061.  
  
Said Deed of Trust is a re-record of Deed of Trust recorded on September 3, 1992, under Auditor's File No. 9209030034.
5. Regulatory Agreement in favor of Washington State Housing Finance Commission recorded September 17, 2003, under Auditor's File No. 200309170198.
6. Deed of Trust in favor of the Rural Housing Service, United States Department of Agriculture, acting through The State Director of Rural Development for the State of Washington, in the amount of \$1,084,505.54, dated September 17, 2003, recorded September 17, 2003 under Auditor's File No. 200309170203.
7. UCC Financing Statement in favor of United States of America acting through United States Dept. of Agriculture, Rural Housing Service, recorded September 17, 2003 under Auditor's File Number 200309170204, as continued on April 1, 2008 under Auditor's File No. 200804010038 and September 13, 2013 under Auditor's File No. 201309130014.
8. Rights of tenants, as tenants only, under unrecorded residential leases.
9. Covenants, conditions, restrictions and easements contained in Declaration(s) of Restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons recorded October 20, 1965, under Auditor's File No. 673294.
10. Easement in favor of Comcast of Washington Inc. Cable Service, recorded May 23, 2003 under Auditor's File No. 200305230174.

