



WHEN RECORDED RETURN TO:

Melvin Yip & Kim Thu Thi Nguyen
7729 87th St NE
Marysville, WA 98270

GUARDIAN NORTHWEST TITLE CO.
108040

DOCUMENT TITLE(S):
Special Warranty Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:
Northwest Properties Arlington No. 3, LLC, a Washington Limited Liability Company

GRANTEES:
Melvin Yip and Kim Thu Thi Nguyen, husband and wife

ABBREVIATED LEGAL DESCRIPTION: PTN LOT 11 and PTN Lot 12, Hillcrest Landing, according to the Plat thereof filed in Volume of Plats at Page(s) , records of Skagit County, Washington.

TAX PARCEL NUMBER(S):
P131450, 6012-000-000-0012, P131449, 6012-000-000-0011 (PTN)

SPECIAL WARRANTY DEED
(Not Statutory)

THE GRANTOR(S) Northwest Properties Arlington No. 3, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to Melvin Yip and Kim Thu Thi Nguyen, husband and wife the following described estate, situated in the County of Skagit , State of Washington:

Abbreviated Legal:

Ptn. Lot 11 and Ptn. Lot 12, Hillcrest Landing

Complete legal description attached hereto as Exhibit "A" and made a part hereof.

Tax Parcel Number(s): :P131450, 6012-000-000-0012, P131449, 6012-000-000-0011

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto."

Dated: 10-1-14

Northwest Properties Arlington No. 3, LLC

By: Joe McKenny, Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143752

OCT 06 2014

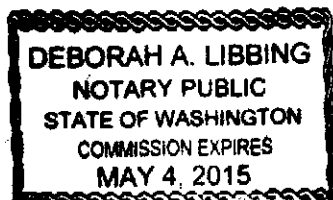
Amount Paid \$ 788.20

By: MB Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joe McKenny is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Vice President of Northwest Properties Arlington No. 3, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-01-14



Deborah A. Libbing

Notary Public in and for the State of Washington

Residing at , Washington Marysville

My appointment expires: 5-4-15



201410060098

Skagit County Auditor

\$75.00

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Escrow No.: 108040

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 12, "PLAT OF HILLCREST LANDING", as recorded on April 15, 2013 under Auditor's File No. 201304150001, records of Skagit County, Washington:

TOGETHER WITH that portion of Lot 11, "PLAT OF HILLCREST LANDING", as recorded on April 15, 2013 under Auditor's File No. 201304150001, records of Skagit County, Washington, described as follows:

Beginning at that certain point on the right of way line of Hillcrest Loop of said plat which is the corner common to Lots 11 and 12 of said plat; thence N 85°39'39" E along the line common to said Lots, a distance of 67.58 feet; thence S 62°12'23" E along the line common to said Lots, a distance of 4.84 feet; thence S 87°43'03" W a distance of 71.72 feet to the point of beginning of this description.

EXCEPT that portion of Lot 12, , "PLAT OF HILLCREST LANDING", as recorded on April 15, 2013 under Auditor's File No. 201304150001, records of Skagit County, Washington, described as follows:

Commencing at that certain point on the right of way line of Hillcrest Loop of said plat which is the corner common to Lots 11 and 12 of said plat; thence N 85°39'39" E along the line common to said Lots, a distance of 67.68 feet; thence S 62°12'23" E along the line common to said Lots, a distance of 4.84 feet to the point of beginning of this description; thence N 87°43'03" E a distance of 11.84 feet; thence S 57°09'56" E a distance of 67.53 feet to the most Easterly corner common to said Lots; thence N 62°12'23" W along the line common to said Lots a distance of 77.51 feet to the point of beginning of this description.



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Exhibit B

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: September 16, 2008
Recorded: September 29, 2008
Auditor's No.: 200809290084
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed with the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to an coincident with the boundaries of all private/public street and road rights-of-way.

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORTPLAT/SURVEY:

Name: Hillcrest Landing
Recorded: April 15, 2013
Auditor's No.: 201304150001

C. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: April 15, 2013
Auditor's No.: 201304150002
Executed By: Northwest Properties Arlington No. 3, LLC

D. Any tax, fee, assessments or charges as may be levied by Hillcrest Landing Homeowners Association.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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