



201501160083

Skagit County Auditor

\$74.00

1/16/2015 Page

1 of

3 11:48AM

When recorded return to:

H4IT Properties, LLC
2211 Rimland Dr., Ste. 124
Bellingham, WA 98226

Filed for Record at Request of
Barlow Escrow, Inc.
Escrow Number: 14110291

CHICAGO TITLE
620022813

Special Warranty Deed

THE GRANTOR, MUFU UNION BANK, N.A., FORMERLY KNOWN AS UNION BANK, N.A., AS
SUCCESSOR IN INTEREST TO THE FEDERAL DEPOSIT INSURANCE CORPORATION, AS
RECEIVER FOR FRONTIER BANK

for and in consideration of \$10.00 and other good and valuable consideration

in hand paid, grants, and conveys to H4IT Properties, LLC, a Washington Limited Liability Company

all interest in the real property (the "Property") more particularly described as:

Abbreviated Legal:

Lot(s): 2 BSP NO. MV-01-03BSP

Tax Parcel Number(s): P120593/8045-000-002-0000

Detailed Legal:

Lot 2, BINDING SITE PLAN NO. MV-01-03BSP, recorded June 17, 2003, under Auditor's File No.
200306170129, records of Skagit County, Washington.

Situated in Skagit County, Washington

Subject To: Attached Exhibit "A" made a part hereof by this reference

The Grantor, for itself and for its successors in interest: (1) expressly limits the covenants of this Deed to those herein expressed; (2) excludes all covenants arising or to arise by statutory or other implication; but (3) does covenant, unless limited by express words contained in this Deed, that against all persons whomsoever lawfully claiming or to claim by, through or under the Grantor, and not otherwise, Grantor will warrant and defend the title to the above-described Property.

The Property is sold "AS IS", "WHERE IS", with all faults.

DATED this 8th day of January, 2015 .

MUFU Union Bank, N.A.

By: 

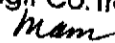
Its: 

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015159
JAN 16 2015

Amount Paid \$20,475.00

Skagit Co. Treasurer

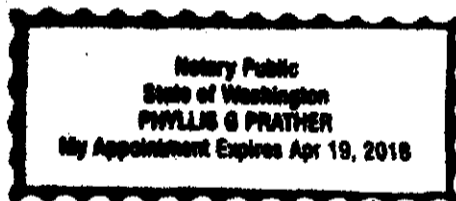
By  Deputy

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH }

I certify that I know or have satisfactory evidence that Gayle Smith
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and on oath stated
that he/she is authorized to execute this instrument and acknowledge it as the Director
of mufc union Bank
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 13, 2015

Phyllis G. Prather
Phyllis G. Prather
[Notary name printed or typed]
Notary Public in and for the State of Washington
Residing at Everett
My appointment expires: April 19, 2018



201501160083

Skagit County Auditor

1/16/2015 Page

2 of

\$74.00

3 11:48AM

Escrow No.: 14110291

Exhibit "A"

Subject to:

Easement disclosed by deed to Phil Anderson et al dated May 17, 1945 and recorded under Auditor's File No. 380841, as follows:

"Perpetual right and easement to Puget Sound Power and Light Company, a corporation, its successors and assigns to construct, reconstruct, maintain and operate transmission line upon said premises"

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Mount Vernon, a municipal corporation of the State of Washington
Purpose: Slope easement
Recording Date: September 19, 2001
Recording No.: 200109190086

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on BINDING SITE PLAT NO. MV-01-03BSP:

Recording No: 200306170129

Assessments, if any, levied by City of Mount Vernon.

City, county or local improvement district assessments, if any.



201501160083

Skagit County Auditor

\$74.00

1/16/2015 Page

3 of

3 11:48AM