

When recorded return to:

Property Trio, LLC
202 W. State Street
Sedro-Woolley, WA 98284



Skagit County Auditor \$72.00
4/15/2015 Page 1 of 1 1:38PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 151933-OE ✓

Grantor: Skagit Bank
Grantee: Property Trio, LLC

SPECIAL WARRANTY DEED

Land Title and Escrow

(Not Statutory)

THE GRANTOR SKAGIT BANK for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells and conveys to PROPERTY TRIO, LLC, a Utah Limited Liability Company, the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 2, SP SW-06-96; Ptn Lot 25, Plate 1, Sedro Home Acreage.

Lot 2, City of Sedro-Woolley Short Plat No. SW-06-96, approved June 24, 1997, and recorded June 27, 1997, in Volume 13 of Short Plats, page 16, under Auditor's File No. 9706270067, records of Skagit County, Washington; being a portion of Lot 25, "PLATE NO. 1, SEDRO HOME ACREAGE, SKAGIT CO., WASH., 1904," as per plat recorded in Volume 3 of Plats, page 39, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Tax Parcel Number(s): 4171-001-025-0300, P111567

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 151933-OE.

Dated April 10, 2015

Skagit Bank

By: Richard C. Humphrey, EVP/Chief Credit Officer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

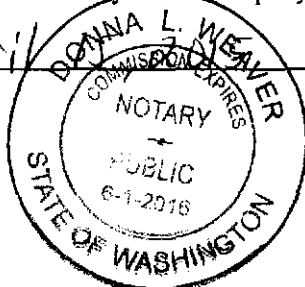
20151201
APR 15 2015

Amount Paid \$1,562.⁵⁰
Skagit Co. Treasurer
By *nam* Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Richard C. Humphrey is
the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated He is
authorized to execute the instrument and is The EVP/Chief Credit Officer
of Skagit Bank
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 10, 2015



Donna L. Weaver
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: June 1, 2016