



Skagit County Auditor  
10/9/2015 Page

1 of

3

\$75.00  
4:00PM

**WHEN RECORDED RETURN TO:**

Justin G. Kalt  
1318 Privado Lane  
Sedro Woolley, WA 98284

GUARDIAN NORTHWEST TITLE CO.

**DOCUMENT TITLE(S):**  
Special Warranty Deed

109969

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

**GRANTOR:**

The Secretary of Housing & Urban Development, his successors in interest and/or assigns

**GRANTEES:**

Justin G. Kalt and Lindsey D. Kalt, husband and wife

**ABBREVIATED LEGAL DESCRIPTION:**

, , , according to the Plat thereof filed in Volume of Plats at Page(s) , records of Skagit County, Washington.

30-35-5 PTN NE-NW

**TAX PARCEL NUMBER(S):**

P40372, 350530-0-013-0201

When recorded return to:  
Justin G. Kalt and Lindsey D. Kalt

Order No. 109969

**SPECIAL WARRANTY DEED**  
(Not Statutory)

THE GRANTOR(S) The Secretary of Housing & Urban Development, his successors in interest and/or assigns for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to Justin G. Kalt and Lindsey D. Kalt, husband and wife the following described estate, situated in the County of Skagit , State of Washington:

Abbreviated Legal:

Section 30, Township 35 North, Range 5 East; Ptn NE NW

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

Subject to: 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. The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him.

Tax Parcel Number(s): :P40372, 350530-0-013-0201

Dated: 10/09/15

The Secretary of Housing and Urban Development

By: [Signature]  
BLB Resources, Authorized Agent Jason Tobin  
Authorized Agent

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20154151  
OCT 09 2015

Amount Paid \$0  
Skagit Co. Treasurer  
By [Signature] Deputy

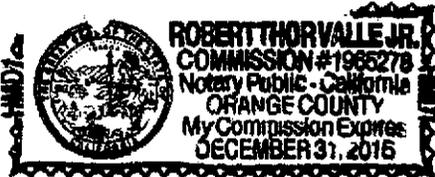
STATE OF CA }  
COUNTY OF ORANGE } SS:

I certify that I know or have satisfactory evidence that Jason Tobin is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Authorized Agent of BLB Resources, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/8/15

[Signature]

Notary Public in and for the State of CA  
Residing at ORANGE  
My appointment expires: 12/31/15



Escrow No.: 109969

## EXHIBIT "A"

### LEGAL DESCRIPTION

Those portions of Tracts "B" and "C" of City of Sedro Woolley Short Plat No. SW-01-83 approved September 23, 1984, and recorded October 1, 1984, as Auditor's File No. 8410010073 in Volume 6 of Short Plats, Page 176, records of Skagit County, Washington, lying Easterly of the following described fence line:

Begin at the most Northerly point of a cedar fence as it existed on June 4, 1986, said point being approximately at the intersection of the North line of said Tracts "B" and "C" with the boundary line between said Tracts "B" and "C"; thence South along said fence line being the approximate boundary line between said Tracts, a distance of 44 feet, more or less, to an angle point in said fence line; thence Southeasterly along said fence line 33 feet, more or less, to another angle point in said fence line; said angle point being approximately on the boundary line between said Tracts "B" and "C"; thence South along said fence line 53 feet, more or less, to the North line of Tract "A" of said Short Plat, which is the terminal point of this fence line description.

All of the above being a portion of the Northeast quarter of the Northwest quarter of Section 30, Township 35 North, Range 5 East of the Willamette Meridian.