



201512310085

Skagit County Auditor

12/31/2015 Page

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2 2:23PM

\$74.00

When recorded return to:

Ray D. Akrawi, Trustee
15267 SE Rivershore Drive
Vancouver, WA 98683

**SPECIAL WARRANTY DEED
(Not Statutory)**

THE GRANTOR

**GUARDIAN NORTHWEST TITLE CO.
ACCOMMODATION RECORDING ONLY**

MAA12
Emerald Properties, Inc., a dissolved Nevada corporation,

for and in consideration of other good and valuable consideration and one dollar (\$1.00)

in hand paid, bargains, sells, and conveys all of its interest to its only shareholders

Randolf S. Akrawi, Trustee of the Randy Akrawi Trust dated December 21, 2006, and
Ray D. Akrawi, Trustee of the Ray and Sandra Akrawi Family Trust dated December 21,
2006, an undivided one-twelfth (1/12ths) interest

in and to the following described estate, situated in the County of Skagit, State of
Washington:

Lot 1, Short Plat No. MV-7-95, approved January 24, 1996, recorded
January 26, 1996, in Volume 12 of Short Plats, page 69, under Auditor's
File No. 9601260017, records of Skagit County, Washington, being a
portion of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 34
North, Range 4 East W.M.

Abbreviated Legal: 401 S. Laventure Road, Mount Vernon, WA

Tax Parcel Number(s): P108689

DATED: DECEMBER 14, 2015

Emerald Properties, Inc.,

By: *Randy Akrawi*
Randolf S. Akrawi, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20155309
DEC 31 2015

Amount Paid \$0
Skagit Co. Treasurer
By *mm* Deputy

STATE OF WASHINGTON }
 }
COUNTY OF Clark } SS:

I certify that I know or have satisfactory evidence that Randolph S. Akrawi is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Emerald Properties, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/16/2015



Sarah J. Howard
Sarah J. Howard
Notary Public in and for the State of Washington
Residing at Vancouver
My appointment expires: 10/31/2018

UNRECORDED INSTRUMENT DOCUMENT