

UNRECORDED



**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Skagit County Auditor \$75.00
2/19/2016 Page 1 of 3 10:13AM

2016507
FEB 19 2016

Amount Paid \$ 3571.⁶⁸
Skagit Co. Treasurer
By *Mum Deputy*

When Recorded Return to:
RAMAN CHOPRA and SAKSHI CHOPRA
4752 Mount Baker Loop
Mount Vernon, WA 98274

Return to:
Linear Title & Closing
Attn: Recording Department
127 John Clarke Rd
Middletown, RI 02842

Reference Number: MCM-481994-REO

Abbreviated Legal: LOT 18, THUNDERBIRD NORTH

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF \$197,000.00, and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, on this 16th day of February, 2016, VENTURES TRUST 2013-L-H-R, BY MCM CAPITAL PARTNERS, LLC ITS TRUSTEE, whose address is 7500 Old Georgetown Rd, Bethesda, MD 20814, hereinafter referred to as "GRANTOR", does hereby grant, conveys and warranty unto RAMAN CHOPRA AND SAKSHI CHOPRA, HUSBAND AND WIFE, AS JOINT TENANTS, whose address is 4752 Mount Baker Loop, Mount Vernon, WA 98274, hereinafter referred to as "GRANTEE" the following land and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

More commonly known as: 912 Tomahawk Drive, Mount Vernon, WA 98273

Assessor's Property Tax Parcel Number: P79438

This deed warrants title only against claims held by, through or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's respective successors and assigns and any predecessor, successor, subsidiary or affiliated corporation or other entity forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid;

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

[Signature]
Ventures Trust 2013-I-H-R
By: MCM Capital Partners, LLLP, f/k/a MCM Capital Partners, LLC, Trustee
By: Steven Trowern, its Vice President

STATE OF Maryland }
COUNTY OF Montgomery }

On this 16th day of February, 2016, before me personally appeared Steven Trowern, to me known to be the member (Title of Officer) on behalf of MCM CAPITAL PARTNERS, LLLP, F/K/A MCM CAPITAL PARTNERS, LLC AS TRUSTEE FOR VENTURES TRUST 2013-I-H-R, the member that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Grantor, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

9-4-
Notary Public
Printed Name: George Maggio
My Commission Expires: 10-27-2019



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Certified Document Solutions
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

LOT 18, THUNDERBIRD NORTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGES 37 & 38, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT MINERAL RIGHTS AS RESERVED IN DEED RECORDED JULY 8, 1912 IN VOLUME 90 OF DEEDS, PAGE 38, UNDER AUDITOR'S FILE NO. 92096, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

PARCEL ID: P79438

COMMONLY KNOWN AS 912 TOMAHAWK DRIVE, MOUNT VERNON, WA 98273