

Skagit County Auditor 10/28/2016 Page

\$78.00 of 6 1:40PM

CHICAGO TITLE

When Recorded, Return to.
Khaled Saad and Lisa Benton-Saad.
1901 Riverside Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 2016 4917 OCT 28 2016

Amount Paid \$ 14, 661. 52
Skagit Co. Treasurer
By Num. Deputy

## RECEIVER'S QUIT CLAIM DEED

Grantor: Pacific Realty Advisors, LLC, a Washington limited liability company as receiver for the real property at 17854 and 17866 State Route 536, Mount Vernon, Washington, respectively tax parcel nos. P22555/340324-0-037-0204 and P22553/340324-0-037-0006, legally described herein, and owned by Luther D. Wilson and Lyhea H. Wilson, and their marital community

Grantees: Khaled Saad and Lisa Benton-Saad, husband and wife

Legal description: Attached as Exhibit A. Lot 3, SCSP 66-79 and PM NENE 24-34-3

THE GRANTOR Pacific Realty Advisors, LLC, a Washington limited liability company as receiver for the the real property at 17854 and 17866 State Route 536, Mount Vernon, Washington, respectively tax parcel nos. P22555/340324-0-037-0204 and P22553/340324-0-037-0006, legally described herein, and owned by Luther D. Wilson and Lyhea H. Wilson, and their marital community, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and quit claims to Khaled Saad and Lisa Benton-Saad, the above described real estate, situated in the County of Skagit, state of Washington, together with all after acquired title of the Grantor therein.

DATED this 7 day of October, 2016.

PACIFIC REALTY ADVISORS, LLC

John P. Rader

Its Managing Member

STATE OF WASHINGTON

COUNTY OF KING

On this day personally appeared before me John P. Rader, to me known to be the Managing Member of Pacific Realty Advisors, LLC, the Washington limited liability company that executed the foregoing instrument, and acknowledged such instrument to be the free and voluntary act and deed of such entity, for the uses and purposes therein mentioned, and on oath stated that he was duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 7<sup>th</sup> day of October, 2016.

Printed Name Rachel C. Novambuena

NOTARY PUBLIC in and for the State of

Washington, residing at ISSaqua &

My Commission Expires

3/14/17



## Exhibit A

Assessor's Tax Parcel No.: P22553, 340324-0-037-0006

PARCEL A: Tract 3, of SKAGIT COUNTY SHORT PLAT NO. 68-79, approved August 9, 1979, and recorded August 17, 1979, in Volume 3 of Short Plats, page 166, under Auditor's File No. 7908170009, being a portion of the NE ¼ of the NE ¼ of Section 24, Township 34 North, Range 3 East, W.M.

PARCEL B: That portion of the NE ¼ of the NE ¼ of Section 24, Township 34 North, Range 3 East, W.M., described as follows.

Beginning at the NE corner of Tract 3, of Skagit County Short Plat No. 68-79, approved August 9, 1979, in Volume 3 of Short Plats, page 166, under Auditor's File No. 7908170009, thence along the Southwesterly right-of-way line of the Memorial Highway, South 52 degrees 03'10" East, a distance of 184.76 feet; thence South 35 degrees 10'46" West, a distance of 256.74 feet to the Easterly line of said Short Plat; thence along the Easterly line thereof, North 00 degrees 23'36" East, a distance of 323.48 feet to the point of beginning; EXCEPT that portion described as follows:

Beginning at the Southeast corner of Tract 3 of Skagit County Short Plat No. 68-79, approved August 9, 1979, and recorded August 17, 1979, in Volume 3 of Short Plats, page 166, under Auditor's File No. 7908170009, being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 34 North, Range 3 East, W.M.;

thence South 00°23'26" West along the Southerly extension of the East line of said Tract 3, a distance of 88.48 feet; thence North 35°10'46" East to a point on the Southeasterly extension of the Southerly line of said Tract 3; thence North 74°57'09" West along said Southeasterly extension to the point of beginning.

Situated in Skagit County, Washington

Subject to: All covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Assessor's Tax Parcel No. P22555, 340324-0-037-0204

Tract 1 of SKAGIT COUNTY SHORT PLAT NO. 68-79, approved August 9, 1979, and recorded August 17, 1979 in Volume 3 of Short Plats, page 166, under Skagit County Anditor's File No. 7908170009, being also a portion of the NE ¼ of the NE ¼ of Section 24, Township 34 North, Range 3 East, W.M.; EXCEPT the following described portion thereof:

Beginning at the SW corner of said Tract 1; thence North 0 degree 18' 17" East 350.00 feet along the West line of Tract 1; thence South 89 degrees 19'07" East 151.41 feet parallel with the South line of said Tract 1; thence South 0 degree 18'17" West 350.00 feet to the South line of said tract 1; thence North 89 degrees 19'07" West 151.41 feet along said South line of Tract 1 to the point of beginning. Situate in the County of Skagit, State of Washington.

Form 22P Skagit Right-to-Manage Disclosure Rev. 40/14 Page 1 of 1

## SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

The following is part of the Purchase and Sale Agreement dated May 20, 2016

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between American Auto LLC			("Buyer")
Royer	Buyer		
and Pacific Realty Advisors LLC	Court Appointed C	Custodial Receiver	("Seller")
concerning 17866 and 17854 S R 536	Mount Vernon	WA 98273	(the "Property")
Buyer is aware that the Property may be sub Resource Lands Disclosure, Skagit County Code  This disclosure applies to parcels design land or designated or within 1/4 mile of rulong-term commercial significance in Skacommercial activities occur or may occur non-resource uses and may be inconven may arise from the use of chemicals; o extraction with associated activities, which noise, and odor. Skagit County has established as a priority use on designated Natural prepared to accept such incompatibilities necessary Natural Resource Land operations.	pject to the Skagit section 14.38, which atted or within 1 mile area for the area that a piece of the mean of the area that a piece of the mean of the area that a piece of the mean of the area that a piece of the mean of the area that a piece of the mean of the area that a piece of the mean of the area that a piece of the area that a piece of the area that are a piece of the area that area that are a piece of the area that area that area that are a piece of the area that area that are a piece of the area that are area that are area that area that are area that area that are area that area that are area that area that are area that area that are area that are area that are area that area that are area that	State Zip  County Right-to ch states:  le of designated at or mineral resount of Natural Resount of Natural Resount to area resouning, harvesting enerates traffic, durce management or discomfort fr	agricultural - rce lands of cource Land patible with idents. This or mineral ust, smoke, t operations s should be om normal,
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Seller and Buyer authorize and direct the Clos Auditor's office in conjunction with the deed conve		rd this Disclosur	e with the County
	John	wo Marley	10/7/16
Buyer Date	Seller		Date
Buyer Date	Seller		Date

Form 22F Skapir Right-te-Manage Disclosure Rev. 10/14

## SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

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The following is part of the Purchase and Sale Agre	ement dated Ma	y 20, 2016	
between American Auto LLC			("Buyer")
Buyer Auto DDC	Buyer -		( = =, = ,
		Custodial Receiver	("Seller")
Seller	Seller	**** 00000	41 05 4.41
CDUCELLICO TAGO STATE TAGO	Mount Vernon	WA 98273 State Zip	(the "Property")
Adultass		•	
Buyer is aware that the Property may be subje	ect to the Skagi	t County Right-to	-Manage Natural
Resource Lands Disclosure, Skagit County Code s	ection 14.38, whi	ch states:	
			acricultural -
This disclosure applies to parcels designated or designated or within 1/4 mile of run	al resource fores	at or mineral resou	rce lands of
long-term commercial significance in Sking	iit County. A vari	etv of Natural Res	source Lang
commercial activities occur or that Occur	in the area that	may not be com	ipatible with
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may arise from the use of chemicals; or extraction with associated activities, which	from spraying, p	runing, narvesแกร enerates traffic d	g of mineral lust: smoke.
noise, and odor. Skagit County has establi	ished natural reso	ource managemen	nt operations
as a priority use on designated Natural R	tesource Lands.	and area resident	is snould de
prepared to accept such incompatibilities	s. inconvenience	s or discomport the	rom normal,
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