



201610280101

Skagit County Auditor \$78.00  
10/28/2016 Page 1 of 6 1:40PM

CHICAGO TITLE  
62002770

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20164917  
OCT 28 2016

Amount Paid \$ 14,661.<sup>52</sup>  
Skagit Co. Treasurer  
By *nam* 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, SCSF 68-79 and ptn 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<sup>th</sup> day of October, 2016.

PACIFIC REALTY ADVISORS, LLC

By John P. Rader  
John P. Rader  
Its Managing Member

STATE OF WASHINGTON )

) ss.

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.



Rachel C. Norambuena  
Printed Name Rachel C. Norambuena

NOTARY PUBLIC in and for the State of  
Washington, residing at

Issaquah

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 Auditor'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.

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ALL RIGHTS RESERVED

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

between American Auto LLC ("Buyer")

and Pacific Realty Advisors LLC ("Seller")


concerning 17866 and 17864 S R 536 (Mount Vernon, WA 98273) (the "Property")

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Buyer	Date	Seller	Date
			10/7/16
Buyer	Date	Seller	Date

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

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

between American Auto LLC ("Buyer")  
Buyer  
and Pacific Realty Advisors LLC ("Seller")  
Seller Court Appointed Custodial Receiver  
Seller  
concerning 17866 and 17854 S R 536 Mount Vernon WA 98273 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

[Signature] 10/25/16  
Buyer Date  
[Signature] 10/25/16  
Buyer Date

[Signature] 10/7/16  
Seller Date  
[Signature] \_\_\_\_\_  
Seller Date