

WHEN RECORDED RETURN TO:

Bridford Greensboro, LLC
Attn: Lee Ann Hilliker
1234 E. 17th Street
Santa Ana, CA 92701



201611100087

Skagit County Auditor

\$76.00

11/10/2016 Page

1 of

4 1:55PM

Chicago Title Insurance Company

425 Commercial Street, Mount Vernon, Washington 98273

620027333

DOCUMENT TITLE(s):

1. **STATUTORY WARRANTY DEED**
- 2.
- 3.

GRANTOR(s):

1. **Ontario Capital, LLC**
- 2.
- 3.

☐ Additional names on page _____ of the document

GRANTEE(s):

1. **Bridford Greensboro, LLC**
2. **PAHOP, LLC**
- 3.

☐ Additional names on page _____ of the document

ABBREVIATED LEGAL DESCRIPTION:

Lot 3, City of Mount Vernon Binding Site Plan No. MV-1-93

☐ Complete legal description is on page 4 of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

8006-000-003-0002

☐ (sign only if applicable) I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature _____

This cover sheet is for the County Recorder's indexing purposes only.
The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

When recorded return to:

Bridford Greensboro, LLC
Attn: Lee Ann Hilliker
1234 E. 17th Street
Santa Ana, CA 92701

STATUTORY WARRANTY DEED

THE GRANTORS: Ontario Capital, LLC, a Washington limited liability company, for and in valuable consideration, receipt of which is hereby acknowledged in hand paid, conveys, and warrants to:

Bridford Greensboro, LLC, a North Carolina limited liability company as to an undivided 94.45% interest and PAHOP, LLC, an Arizona limited liability company as to an undivided 5.55% interest as tenants in common

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

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF AS EXHIBIT "A"

Tax Parcel Number(s): 8006-000-003-0002

Dated: November 7, 2016

Grantors:

Ontario Capital, LLC,
A Washington limited liability company

By: Safco Advisory, Inc.
a California corporation, its manager

By: _____

John Safi, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165118

NOV 10 2016

Amount Paid \$ 12,465.00
Skagit Co. Treasurer
By *mem* Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)
 On November 7, 2016 before me, Myra P. Lanto, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared JOHN SAFI
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Myra P. Lanto
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed
 Document Date: November 7, 2016 Number of Pages: two
 Signer(s) Other Than Named Above: No other signer

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

EXHIBIT A

Lot 3, CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV-1-93 entitled SKAGIT VALLEY SQUARE, approved September 29, 1993 and recorded September 30, 1993 in Volume 10 of Short Plats, pages 240-246, under Auditor's File No. 9309300143, records of Skagit County, Washington.

EXCEPT that portion conveyed to the City of Mount Vernon, a municipal corporation, by deed recorded under Auditor's File No. 200804100131, records of Skagit County, Washington.

Situated in Skagit County, Washington.