

**When recorded return to:**

Steve Speer  
Stage Stop 6, LLC  
34505 Golden Eagle Drive  
Steamboat Springs, CO 80487  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20165531  
DEC 07 2016



201612070067

Skagit County Auditor

\$75.00

12/7/2016 Page

1 of

3 3:32PM

Amount Paid \$ 11,397.<sup>00</sup>

Skagit Co. Treasurer

By *Blam* Deputy

Filed for record at the request of:



**Fidelity National Title**

COMPANY OF WASHINGTON, INC.

600 University Street, Suite 2710  
Seattle, WA 98101-4136

Escrow No.: 611147927

CHICAGO TITLE

620028452A

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Z&D Properties III, LLC, a Washington limited liability company as to Parcel B and Parcel D and Z & D Properties II, LLC, a Washington limited liability company as to Parcel D

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Stage Stop 6, LLC, a Colorado limited liability company

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

**PARCEL B:**

Unit A-109, PADILLA HEIGHTS SUITES, A CONDOMINIUM, as per Survey Map and Set of Plans recorded on May 9, 2008 under Auditor's File No. 200805090148 and as described in that certain Condominium Declaration recorded on May 9, 2008 under Auditor's File No. 200805090149, records of Skagit County, Washington.

Situated in Skagit County, Washington

**PARCEL D:**

Units D-1 and D-4, PADILLA HEIGHTS SUITES, A CONDOMINIUM, as per Survey Map and Set of Plans recorded on May 9, 2008 under Auditor's File No. 200805090148 and as described in that certain Condominium Declaration recorded on May 9, 2008 under Auditor's File No. 200805090149, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P127604 / 4957-001-109-0000., P127610 / 4957-004-001-0000, P127613 / 4957-004-004-0000,

Subject to:

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: August 23, 1954  
Auditor's No(s).: 505535, records of Skagit County, Washington  
In favor of: Trans Mountain Pipeline Corp.  
For: Pipeline

2. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands;

Auditor's No(s).: 200706050033, records of Skagit County, Washington

STATUTORY WARRANTY DEED  
(continued)

Dated: 12/6/14

Z&D Properties III, LLC

BY: [Signature]  
Zwi Anthony Pechthalt  
Manager

Z & D Properties II, LLC

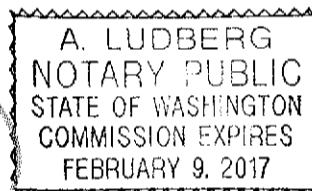
BY: [Signature]  
Zwi Anthony Pechthalt  
Manager

State of WASHINGTON  
County of ~~SKAGIT~~ King

I certify that I know or have satisfactory evidence that Zwi Anthony Pechthalt is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Manager of Z&D Properties III, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/6/16

[Signature]  
Name: A. Ludberg  
Notary Public in and for the State of WA  
Residing at: Seattle  
My appointment expires: 2/9/2017

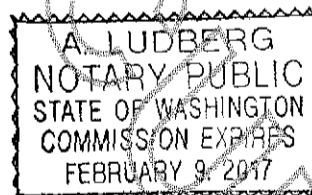


State of WASHINGTON  
County of ~~SKAGIT~~ King

I certify that I know or have satisfactory evidence that Zwi Anthony Pechthalt is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Manager of Z & D Properties III, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/6/16

[Signature]  
Name: A. Ludberg  
Notary Public in and for the State of WA  
Residing at: Seattle  
My appointment expires: 2/9/2017



## STATUTORY WARRANTY DEED

(continued)

3. Any Matters arising from the location of a fence along the Easterly boundary of said condominium as delineated on a Survey;

Recorded: June 5, 2007  
Auditor's File No.: 200706050037, records of Skagit County, Washington

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 20, 2007  
Auditor's No(s): 200708200175, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances

5. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Lot of Record Certification;

Auditor's No(s): 200708220102, records of Skagit County, Washington

6. Terms, conditions, and restrictions of that instrument entitled Aerobic Treatment Unit Service Agreement;

Auditor's No(s): 200711290001, records of Skagit County, Washington

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PADILLA HEIGHTS SUITES, A CONDOMINIUM;

Recording No: 200805090148

8. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: May 9, 2008  
Auditor's No.: 200805090149, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 20, 2014  
Recording No.: 201410200084

9. Title Notification- Property with Skagit County Pipeline Consultation Area including the terms, covenants and provisions thereof

Recording Date: February 11, 2016  
Recording No.: 201602110081