

After Recording Return To:

Skagit Habitat for Humanity, Inc.
PO Box 2565
Mount Vernon, WA 98273
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017466
FEB 03 2017

Amount Paid \$ 2675.00
Skagit Co. Treasurer
By *mam* Deputy



Skagit County Auditor
2/3/2017 Page

1 of

\$75.00
3 2:29PM

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO

GRANTOR: **SKAGIT HABITAT FOR HUMANITY, INC.**, a Washington nonprofit corporation

GRANTEE: **DERRICK & HEATHER BAER**, husband and wife

Legal Description; Abbreviated Form: Structure and Improvements Only, Structure and Improvements Only, Unit J, "Southfield Planned Unit Residential Development (P.U.R.D.) and Binding Site Plan" as recorded under Auditor's File No. 200907240089, records of Skagit County, Washington.

Additional on Page: Page 1, 2

Assessor's Tax Parcel No: 8082-000-010-0000 / P128685

THE GRANTOR, **SKAGIT HABITAT FOR HUMANITY, INC.**, a Washington nonprofit corporation, for and in consideration of **\$150,000.00** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to the GRANTEE, **DERRICK & HEATHER BAER**, husband and wife, all of Grantor's interest in and to the following described real estate, situated in the County of Skagit, State of Washington, and legally described as follows, together with all after-acquired title of the Grantor therein:

THE STRUCTURE AND ALL OF THE IMPROVEMENTS ONLY, as presently erected on the premises described as follows:

UNIT J OF SOUTHFIELD P.U.R.D. AND BSP AF#200907240089 AKA THAT PORTION OF SOUTHFIELD P.U.R.D., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHFIELD P.U.R.D. THENCE SOUTH 29 DEGREES 56

00 WEST ALONG THE EAST LINE OF SAID SOUTHFIELD P.U.R.D. A DISTANCE OF 458.11 FEET THENCE NORTH 60 DEGREES 04 00 WEST A DISTANCE OF 9.34 FEET TO THE TRUE POINT OF BEGINNING THENCE NORTH 85 DEGREES 27 13 WEST A DISTANCE OF 36.29 FEET THENCE NORTH 04 DEGREES 32 47 EAST, A DISTANCE OF 43.98 FEET THENCE SOUTH 85 DEGREES 27 13 EAST A DISTANCE OF 36.29 FEET THENCE SOUTH 04 DEGREES 32 47 WEST, A DISTANCE OF 43.98 FEET TO THE TRUE POINT OF BEGINNING. SW 1/4 OF SE 1/4 OF SEC 36 TWP 34 RGE 2.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Easements, restrictions and reservations of record.

No Discrimination. During such time as the property described herein is used for a purpose for which assistance under the Housing Opportunity Program Extension Act of 1996, P.L. 104-120, was provided or for another purpose involving the provision of similar services or benefits, then no person having an interest in this property shall refuse service for or accommodation or other benefits to any person with respect to the property on account of the person's race, color or national origin or otherwise engage in discrimination conduct of any kind on account of a person's race color or national origin with respect to the property.

First Right of Refusal. Should the Grantees or Survivor desire to sell or convey the Property, the Grantees or Survivor shall first offer the Property to Grantor, or its successor in interest, in the following manner:

The Grantees or Survivor shall serve notice in writing to **Skagit Habitat for Humanity, Inc., PO Box 2565, Mount Vernon, WA 98273**, or its successor in interest, by registered mail, return receipt requested. The notice shall indicate that the Grantees or Survivor have a bona fide offer for the sale of the Property, the Name and Address of the person desiring to purchase the Property, and the sales price and terms of payment for the sale. The notice shall also contain an offer to sell the Property to Grantor, or its successor in interest, upon the terms and conditions set forth in the bona fide offer. A copy of any documents evidencing such bona fide offer shall be included in the notice.

For a period of thirty (30) days after the receipt of the notice, Grantor, or its successor in interest, shall have the right to purchase the Property in accordance with the terms of the bona fide offer. If Grantor, or its successor in interest, fails to exercise the right of first refusal set forth in this covenant, the Grantees or Survivor may sell or convey the Property to the party making the bona fide offer, but only at the price and upon the terms specified in the notice. Should the terms of sale change, Grantor shall be provided an additional offer notice containing the

changed terms and/or conditions and shall have an additional thirty (30) day period in which to exercise its option to purchase the Property.

Nothing in this covenant shall prevent a sale or conveyance of the Property at any time provided the Grantees or Survivor receive the prior written approval of Grantor or its successor in interest.

Subject to matters set forth on Schedule "B-1" provided by Guardian Northwest Title attached hereto.

DATED: This 21st day of December, 2016.

SKAGIT HABITAT FOR HUMANITY, INC.


By: **TERESA PUGH**
Executive Director

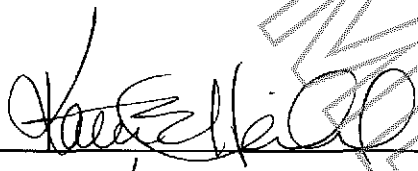

By: **SHAWN STEFFENS**
President

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **TERESA PUGH** and **SHAWN STEFFENS** are the persons who appeared before me, and said persons acknowledged that s/he signed this instrument and on oath stated that they were authorized to execute the instrument and acknowledged it as the Executive Director and President, respectively, of Skagit Habitat for Humanity, Inc., a Washington non-profit corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 21st day of December, 2016.




Printed Name Katie E Hickok
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 1-7-19