

AFTER RECORDING, RETURN TO:

SL RASPBERRY RIDGE LLC
C/O HOUSING AUTHORITY OF SKAGIT COUNTY
1650 PORT DRIVE
BURLINGTON, WA 98233



201807020143

07/02/2018 02:05 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 2800

JUL 02 2018

Amount Paid \$0
Skagit Co. Treasurer
By *man* Deputy

GUARDIAN NORTHWEST TITLE CO.

115538

BARGAIN AND SALE DEED

(Raspberry Ridge Apartments)

ACCOMMODATION RECORDING ONLY

GRANTOR: **RASPBERRY RIDGE APARTMENTS LIMITED PARTNERSHIP**

GRANTEE: **SL RASPBERRY RIDGE LLC**

ABBREVIATED LEGAL: **Portion Lots 1 and 2 in Revised SP#7-85 in the East 1/3 of Tract 37 of Burlington Acreage Property**
(Additional Legal Description on Exhibit A)

TAX PARCEL NO(S): **3867-000-0102; 3867-000-037-0003; 3867-000-037-0805; 3867-000-037-0904. A.T.D.**

Effective this 1st day of July, 2018, **RASPBERRY RIDGE APARTMENTS LIMITED PARTNERSHIP**, a Washington limited partnership ("Grantor"), for good and valuable consideration, in hand paid, bargains, sells and conveys to **SL RASPBERRY RIDGE LLC**, a Washington limited liability company ("Grantee"), the real property situated in Skagit County, Washington, described on the attached **Exhibit A**, by this reference incorporated herein as if fully set forth. This conveyance is subject to the Exceptions, covenants, restrictions, charges and easements set forth on Exhibit B and incorporated herein by reference.

[GRANTOR'S SIGNATURE PAGE TO BARGAIN AND SALE DEED]

BARGAIN AND SALE DEED
RASPBERRY RIDGE APARTMENTS

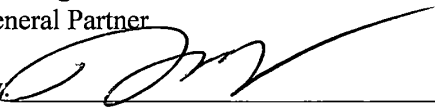
[GRANTOR'S SIGNATURE PAGE TO BARGAIN AND SALE DEED]

DATED this 30 day of April, 2018.

**RASPBERRY RIDGE APARTMENTS
LIMITED PARTNERSHIP**, a Washington limited
partnership

By: Housing Authority of Skagit County, a public
body corporate and politic of the State of
Washington

Its: General Partner

By: 
Melanie Corey, Executive Director

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that **Melanie Corey** appeared before me, and acknowledged that she signed this instrument, on oath stated that she was authorized to execute this instrument, and acknowledged it as the **Executive Director** of the Housing Authority of Skagit County, a public body corporate and politic of the State of Washington, the general partner of **RASPBERRY RIDGE APARTMENTS LIMITED PARTNERSHIP**, a Washington limited partnership, to be the free and voluntary act of such entity for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal on 4/30 2018.





Elizabeth A Villalobos
NOTARY PUBLIC for the State of Washington,
My commission expires 09/13/2019

EXHIBIT A**LEGAL DESCRIPTION**

The land referred to herein is situated in the State of Washington, County of Skagit, and is described as follows:

Revised Lot 2 of December 2000 BLA, as delineated on the face of Survey recorded December 22, 2000 as Auditor's File No. 200012220099 and described as follows:

All that portion of Lots 1 and 2 of Revised Short Plat No. 7-85 approved December 3, 1985 and recorded December 4, 1985 in Book 7 of Short Plats, page 55 as Auditor's File No. 8512040005, being in Section 33, Township 35 North, Range 4 East, W.M., and in Tract 37, "PLAT OF BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying East of the West ½ of said Tract 37, "PLAT OF BURLINGTON ACREAGE PROPERTY".

TOGETHER WITH a non-exclusive Easement for ingress, egress and utilities over, across and under that certain 40-foot wide easement as delineated on document recorded December 18, 2001 as Auditor's File No. 200112180107.

EXHIBIT B**EXCEPTIONS****DEED OF TRUST INCLUDING THE TERMS AND CONDITIONS THEREOF:**

Grantor: Raspberry Ridge Apartments Limited Partnership, a
Washington limited partnership
Trustee: First American Title of Skagit County
Beneficiary: Washington State Department of Community, Trade, and
Economic Development, Office of Community
Development, or its successor agency
Amount: \$1,830,546.00, plus interest, if any
Dated: February 22, 2001
Recorded: March 6, 2001
Auditor's No.: 200103060012

Said Deed of Trust was Amended and Restated by documents recorded as Auditor's File Nos.
200304170017 and 201207230161.

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Raspberry Ridge Apartments Limited Partnership
And: Washington State Housing Finance Commission
Dated: November 14, 2002
Recorded: February 27, 2003
Auditor's No.: 200302270173
Regarding: Regulatory Agreement (Extended Use Agreement)

EASEMENT, INLCUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: May 4, 1978
Recorded: May 11, 1978
Auditor's No. 879256
Purpose: Underground electric system
Area Affected: Easement "N"

PROVISIONS CONTAINED IN DEED IN THE NATURE OF A COVENANT:

Executed By: Michael A. Youngquist, et ux
Recorded: December 22, 2000
Auditor's No. 200012220098

The purpose of this Deed is to adjust two existing lots into the two lots described herein. This boundary adjustment is not for the purposes of creating an additional building lot.

TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.: 7-85

PROVISIONS IN THE NATURE OF COVENANTS CONTAINED IN PERMIT:

Dated: January 5, 1990
Recorded: January 9, 1990
Auditor's No. 9001090027
Purpose: Farm Worker Housing
Issued By: Skagit County Hearing Examiner

PROVISIONS IN THE NATURE OF COVENANTS CONTAINED IN PERMIT:

Dated: March 20, 1990
Recorded: March 20, 1990
Auditor's No: 9003200007
Purpose: On-site sewage systems
Issued By: Mike Youngquist and Skagit County Planning Department

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Raspberry Ridge Apartments Limited Partnership
And: Department of Community, Trade and Economic
Development- OCD
Dated: February 23, 2001
Recorded: March 6, 2001
Auditor's No.: 200103060013
Regarding: Low income/Farmworker Housing covenants

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: November 13, 2001
Auditor's No.: 200111130175

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: December 18, 2001
Auditor's No.: 200112180109

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: July 16, 2014
Auditor's No.: 201407160033

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Raspberry Ridge Apartments Limited Partnership
And: Washington State Housing Finance Commission
Dated: November 14, 2002
Recorded: February 27, 2003
Auditor's No.: 200302270173
Regarding: Regulatory Agreement (Extended Use Agreement)

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: TCI Cablevision
Recorded: January 28, 2002
Auditor's No.: 200201280019
Purpose: MDU Broadband Services

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RASPBERRY RIDGE APARTMENTS

WATER SERVICES CONTRACT, INCLUDING THE TERMS AND PROVISIONS
THEREIN:

Between: Public Utility District No. 1 and Housing Authority of
Skagit County
Recorded: May 29, 2002
Auditor's No.: 200205290021

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Raspberry Ridge Apartment Limited Partnership
Recorded: December 18, 2001
Auditor's No.: 200112180107
Purpose: Revises access and utility easement

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Recorded: October 12, 2007
Auditor's No.: 200710120106
Purpose: Water lines and related facilities

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Raspberry Ridge Apartments Limited Partnership
And: Raspberry Ridge II, LLC
Recorded: October 15, 2007
Auditor's No.: 200710150193
Regarding: Access and utility easements