

**When Recorded Return to:**

ROBERT W. SEALBY  
PO BOX 2965  
WENATCHEE, WA 98807-2965

201703220043  
Skagit County Auditor \$75.00  
3/22/2017 Page 1 of 3 1:33PM



**201812100117**

12/10/2018 02:26 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

ACCOMMODATION RECORDING  
620036680

**QUITCLAIM DEED/DEED IN LIEU OF FORECLOSURE**

**CORRECTION**

Reference numbers of related documents:

Grantor (Seller):

1. HS1 GROUP, LLC, BLAKE SANDERS, Member

Grantee (Purchaser):

- BS 1. BS Z&D PROPERTIES III, a Washington Limited Liability Company, and  
Z&D II, LLC, a Washington Limited Liability Company

Legal Description:

1. Unit A-111, "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 May 9, 2008, under Auditor's File No. 200805090149, records of Skagit County, Washington.

Assessor's Property Tax Parcel Account Number(s):

1. P127 6064957-001-111-0000

BS  
\*\*Correction to add missing beneficiary/grantee from  
DOT 201404100016; Prior Recording No. 201703220043

## QUIT CLAIM DEED/DEED IN LIEU OF FORECLOSURE

THE GRANTOR, HS1 GROUP, LLC, by BLAKE SANDERS, Member, in consideration of a Deed in Lieu of Foreclosure, conveys and quit claims to Z&D Properties III, LLC, a Washington Limited Liability Company, and Z&D II, LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

Unit A-111, "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 May 9, 2008, under Auditor's File No. 200805090149, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

Which real property is not used principally for agricultural purposes, together with all tenement, hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues, and profits of the property

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 148788-OAE.

*Deed of trust no 201409100016*  
*BS*

DATED this 22nd day of February, 2017.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*20171107*  
MAR 22 2017

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

*Blake Sanders*  
BLAKE SANDERS, MEMBER  
GROUP, LLC

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

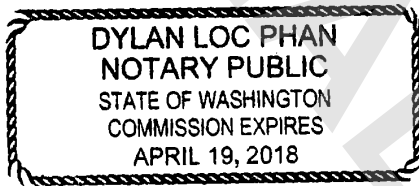
*20185378*  
DEC 10 2018

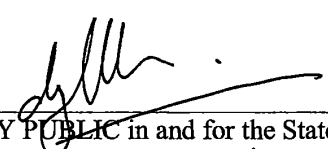
Amount Paid \$ 0  
By *mm* Skagit Co. Treasurer Deputy

STATE OF WASHINGTON )  
 ) ss.  
County of SNOHOMISH

On this day personally appeared before me BLAKE SANDERS, Member, HS1 Group, LLC, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the purposes therein mentioned.

GIVEN under my hand and official seal this 22 day of  
FEBRUARY, 2017, by BLAKE SANDERS



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

My Commission Expires: 4/19/18

**EXHIBIT "A"**  
**ESTOPPEL AFFIDAVIT**  
**(Deed in Lieu of Foreclosure)**

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Snohomish )

Blake Sanders, Member of HS1 Group, LLC, being first duly sworn upon oath, deposes and says:

That HS1 Group, LLC, affiant, is the party who made, executed and delivered that certain Quit Claim Deed/Deed in Lieu of Foreclosure to Z & D Properties III, LLC and Z & D II, LLC, dated February 22, 2017, conveying the property described therein;

That the aforesaid deed is intended to be and is an absolute conveyance of the title to said property to the grantee named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind;

That it is/was the intention of affiant as grantor in said deed to convey, and by said deed this affiant did convey to the grantee therein all its rights, title and interest absolutely in and to said property and that possession of said property has been surrendered to the grantee;

That in the execution and delivery of said deed, affiant was not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was not acting under coercion or duress;

That the consideration for said deed was/is payment to affiant in the sum of \$0 by grantee, and the full cancellation of all debts, obligations, costs and other charges secured by that certain deed of trust heretofore existing on said property executed by HS1 Group, LLC, Trustor, to Land Title and Escrow, as Trustee, for Z & D Properties III, LLC and Z & D II, LLC, as Beneficiary, dated April 10, 2014 and recorded in Skagit County, Washington under Auditor's File No. 201404100016 and the reconveyance of said property under said deed of trust;

That at the time of making said deed, affiant believed and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded;

This affidavit is made for the protection and benefit of the grantee in said deed, the grantee's successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in said property, and particularly for the benefit of Chicago Title Insurance Company which is about to insure the title to said property in reliance thereon, and any other title company which may hereafter insure the title to said property;

That affiant will testify, declare, depose or certify under penalty of perjury before any competent tribunal, officer or person, in any case pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

Dated: 08 Dec 2018

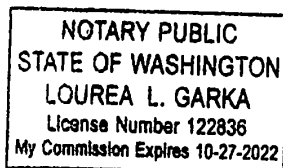
HS1 GROUP, LLC

Blake Sanders  
BLAKE SANDERS, Member

STATE OF WASHINGTON )

COUNTY OF Snohomish ) ss.

On this 8 day of December 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared BLAKE SANDERS to me known to be the Member of HS1 GROUP, LLC, the Company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.



Lourea L. Garka  
Name: Lourea L. Garka  
NOTARY PUBLIC in and for the State of  
Washington residing at Arlington.