



201812180056

12/18/2018 03:26 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:

David T. Vopnford, Jr. and Terri S. Vopnford
21058 Estate Dr
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185499

DEC 18 2018

Amount Paid \$ 1882.90

Skagit Co. Treasurer

By *BT* Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036680

CHICAGO TITLE

620036680

STATUTORY WARRANTY DEED

THE GRANTOR(S) Z & D Properties III LLC, a Washington limited liability company and Z & D Properties II LLC, a Washington limited liability company **who acquired title as Z & D III LLC*

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to David T. Vopnford, Jr. and Terri S. Vopnford, husband and wife

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

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 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): P127606 / 4957-001-111-0000,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED (continued)

Dated: December 3, 2018

Z & D Properties III LLC

BY: _____

Zwi Anthony Pechthalt
Manager

BY: _____

Diana Pechthalt
Manager

Z & D Properties III LLC

BY: _____

Zwi Anthony Pechthalt
Manager

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Zwi Anthony Pechthalt
Diana Pechthalt
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the managers 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: December 18, 2018

Notary Public
State of Washington
Katheryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

Name: Katheryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish Co
My appointment expires: 9-01-2022

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty DeedState of WashingtonCounty of SkagitI certify that I know or have satisfactory evidence that Zwi Anthony Pechthalt

(he) is the person(s) who appeared before me, and said person acknowledged that (he) signed this instrument, on oath stated that (he) was authorized to execute the instrument and acknowledged it as the Manager of Z+D Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 18, 2018

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish Co
My appointment expires: 9-01-2022

Notary Public
State of Washington
Katheryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"

Exceptions

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

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;

EXHIBIT "A"

Exceptions
(continued)

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

10. Assessments, if any, levied by Padilla Heights Suites Association.

11. City, county or local improvement district assessments, if any.