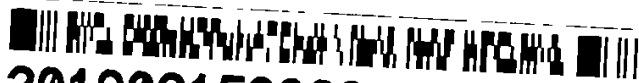


After Recording Return To:

Jennifer Rodriguez  
831 Katelyn Ct  
Burlington, WA 98233



**201902150063**

02/15/2019 02:09 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

**STATUTORY WARRANTY DEED**

19-1537-KH

GRANTOR: JENNIFER RODRIGUEZ, a divorced woman  
GUARDIAN NORTHWEST TITLE CO.

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

Legal Description; **THE STRUCTURE AND ALL OF THE  
IMPROVEMENTS ONLY**, located on the underlying  
real property P131489 described as follows:

B/O LOCATED ON P128675 UNIT D (NORTH HALF) 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 404.08 FEET; THENCE NORTH 60  
DEGREES 04' 00" WEST A DISTANCE OF 129.28 FEET TO  
THE TRUE POINT OF BEGINNING; THENCE NORTH 85  
DEGREES 09' 16" WEST, A DISTANCE OF 52.70 FEET;  
THENCE NORTH 04 DEGREES 50' 44" EAST, A DISTANCE  
OF 25.99 FEET; THENCE SOUTH 85 DEGREES 09' 16"  
EAST, A DISTANCE OF 52.70 FEET; THENCE SOUTH 04  
DEGREES 50' 44" WEST, A DISTANCE OF 25.99 FEET TO  
THE TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington

Assessor's Tax Parcel No: 8082-000-004-0001 / P131489

THE GRANTOR, JENNIFER RODRIGUEZ, a divorced woman, for and in consideration of One Hundred Thirty-Nine Thousand Nine Hundred Sixty and 72/100s Dollars (\$139,960.72) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to the GRANTEE, SKAGIT HABITAT FOR HUMANITY, INC., a Washington nonprofit corporation, all of Grantor's interest in the above legally described real estate, together with all after-acquired title of the Grantor therein.

And *not including* fee title to the underlying real property. The structure and all such improvements are and shall remain attached to the real property. Further, also, specifically *included* in this conveyance are any personal property items or fixtures that are attached to the subject structure and improvements as the date of this deed.

It is the intention of the parties that the real property underlying the structure and improvements conveyed herein be vested and remain vested in Home Trust of Skagit and that this warranty deed convey only such structure and improvements as exist on the subject premises as the date of this deed.

SUBJECT TO: Easements, restrictions and reservations of record.

Should the Grantee (or his/her successors) desire to sell, convey or transfer his/her interest in the subject structure and improvements, he/she may do so only to an Income-Qualified person as defined or as explicitly permitted by the provisions of Article 10 of Ground Lease Agreement, dated and recorded on May 7, 2013, recorded as Auditor's File No. 201305070089 between Home Trust of Skagit and Grantor. The Ground Lease is attached to the real property underlying the building and improvements conveyed herein. It is the understanding of the parties that the terms of the referenced Ground Lease, in particular that of Article 10, are intended to preserve the affordability of the improvements for lower income households and expand opportunity for homeownership for such households.

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.

Subject to matters set forth on Schedule "B-1" of Guardian Northwest Title & Escrow title commitment: **Company Order # 19-1537-KH.**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 513  
FEB 15 2019

Amount Paid \$ 2496.30  
Skagit Co, Treasurer  
By *nam* Deputy

DATED: This 15<sup>th</sup> day of February, 2019.

GRANTOR:

  
By: JENNIFER RODRIGUEZ

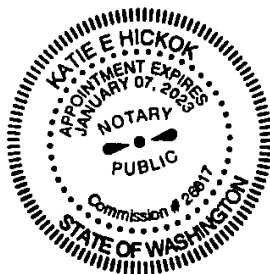
STATE OF WASHINGTON }

ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **JENNIFER RODRIGUEZ** is the person who appeared before me, and said person acknowledged that she signed this instrument and on oath stated that she was authorized to execute the instrument and acknowledged it as the GRANTOR, 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 15<sup>th</sup> day of February, 2019.





Printed Name Katie Hickok  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 1-7-23