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03/13/2020 11:20 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

Staghorn Enterprises, LLC
13563 Teak Lane
Mount Vernon, WA 98273

CHICAGO TITLE
620041614

Document Title: Special Warranty Deed
Grantor(s): Heritage Bank
Grantee(s): Staghorn Enterprises, LLC
Abbr. Legal Descr.: Lot(s): B, I, J, K, L, M and N, Block: 11, Junction add to Sedro
Parcel No.: P76633 / 4166-011-004-0005

SPECIAL WARRANTY DEED

The Grantor, Heritage Bank, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, bargains, sells and conveys to Grantee, Staghorn Enterprises, LLC, the following described real estate, situated in Skagit County, Washington:

SEE ATTACHED EXHIBIT "A"

("Property") subject to the following restriction: For a period of thirty-six (36) months from the recording date of this Special Warranty Deed, the Grantee and its assigns and successors shall not convey, sell, lease, give, encumber, or otherwise transfer title to the Property in whole or in part to a financial institution (as defined in 31 USC 5312 (a)(2) (A-F only)). This restriction shall run with the land and is binding upon the parties hereto and their heirs, successors and assigns.

The Grantor, for itself and for its successors in interest, does by these presents expressly limit the covenants of this Special Warranty Deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under the Grantor and not otherwise, they will forever warrant and defend the real estate described herein.

Dated: March 6, 2020.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2020
MAR 13 2020
Amount Paid \$6805.00
Skagit Co. Treasurer
By *Mg* Deputy

Grantor:
Heritage Bank

By: *Lori Wicks*
Lori Wicks, SVP Bank Facilities Manager

STATE OF WASHINGTON)
) ss.
County of Pierce)

I certify that I know or have satisfactory evidence that Lori Wicks is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledge it as the SVP Bank Facilities Manager of Heritage Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 6th day of March 2020.



Name: Amber Schleigh
Notary Public in and for the State of
Washington, residing at: Pierce County
My Appointment Expires: 4/12/2022

EXHIBIT A**LEGAL DESCRIPTION**

For APN/Parcel ID(s): P76633 / 4166-011-004-0005

ALL OF BLOCK B, ALSO KNOWN AS LOT B OF BLOCK 11 AND ALSO THAT PORTION OF LOTS I, J, K, L, M, AND N, BLOCK 11, LYING NORTHEASTERLY OF THE RIGHT-OF-WAY OF THE GREAT NORTHERN RAILROAD CO., REPLAT OF THE JUNCTION ADDITION TO SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

SUBJECT TO:

Any rights, interest, or claims which may exist or arise by reason of any matters disclosed by survey,
Recording Date: June 16, 1999
Recording No.: 9906160119

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.