

When Recorded Return to:



200105310020
Skagit County Auditor
5/31/2001 Page 1 of 3 9:25:43AM

FIRST AMERICAN TITLE CO.

Warranty Deed

64614-1

Grantor(s):

Skagit Habitat for Humanity, Inc.

Additional names on page
___ of document

Grantee(s):

Christina Fabian

Additional names on page
___ of document

Legal Description (abbreviated):

Lot 9, Habitat Place PUD

Additional legal description
on page 2 of document

Assessor's Tax Parcel Number:

R116998

**Reference (Auditor File Numbers
of Documents assigned, released or
amended:**

n/a

#41123
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
MAY 31 2001
Amount Paid \$ 1797.00
Skagit Co. Treasurer
By [Signature] Deputy

Warranty Deed

Page 1

H:\EWJ\HABITAT\Fabian\Deed.104
4/11/1 13:05
Skagit Habitat for Humanity, Inc.
P. O. Box 2565
Mount Vernon, WA 98273

Elliott W. Johnson Inc PS
711 S. First Street
Mount Vernon, WA 98273
360-336-5302 Fax 336-5616
Email Info@EWJLaw.com

Warranty Deed

For and in consideration of One Hundred One Thousand Dollars (\$101,000), the receipt and adequacy of which are hereby acknowledged, **Skagit Habitat for Humanity, Inc.**, a Washington Non-Profit Corporation, ("Grantor") conveys and warrants to **Christina Fabian**, a single woman ("Grantee") the following described real estate, situated in the County of Skagit, State of Washington:

Lot 9, "HABITAT PLACE, P.U.D." as per plat recorded under Auditor's File No. 20008140138, records of Skagit County, Washington.

SUBJECT TO all encumbrances and defects as are listed on Schedule B-1 of First American Title Company Order No 00064614, dated March 9, 2001.

This conveyance is made subject to the following covenants running with the land, to wit:

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.

Should the Grantees or Survivor desire to sell or convey the Property, the Grantees or Survivor shall first offer the Property to Grantor, or its successor in interest, in the following manner:

The Grantees or Survivor shall serve notice in writing to **Skagit Habitat for Humanity, Inc., P. O. Box 2565, Mount Vernon, WA 98273**, or its successor in interest, by registered mail, return receipt requested. The notice shall indicate that the Grantees or Survivor have a bona fide offer for the sale of the Property, the Name and Address of the person desiring to purchase the Property, and the sales price and terms of payment for the sale. The notice shall also contain an offer to sell the Property to Grantor, or its successor in interest, upon the terms and conditions set forth in the bona fide offer. A copy of any documents evidencing such bona fide offer shall be included in the notice.

For a period of thirty (30) days after the receipt of the notice, Grantor, or its successor in interest, shall have the right to purchase the Property in accordance with the terms of the bona fide offer. If Grantor, or its successor in interest, fails to exercise the right of first refusal set forth in this covenant, the Grantees or Survivor may sell or convey the Property to the party making the bona fide offer, but only at the price and upon the terms specified in the notice.

Warranty Deed

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4/11/1 13:05

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, Skagit County Auditor

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