

When recorded return to:

Kurt F. Ahrens, Member
1204 Alpine View Drive
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 95818



200901200140
Skagit County Auditor

1/20/2009 Page 1 of 3 3:20PM

Statutory Warranty Deed

45818-1

GUARDIAN NORTHWEST TITLE CO

THE GRANTOR Pasquale J. Senatore, Jr., as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KL Property Investments, LLC, the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 17 and 18, "VALLEY VIEW ADDITION"

Tax Parcel Number(s): P70122, 4034-000-017-0003, P70123, 4034-000-018-0002

Lots 17 and 18, "VALLEY VIEW ADDITION", in the Southwest 1/4 of Section 13, Township 34 North, Range 3 East W.M., as per plat recorded in Volume 7 of Plats, page 47, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

The subject property is subject to a Deed of Trust dated August 16, 2006 and recorded January 22, 2007, which is recorded under Auditor's File number 200701220134, which has amendments recorded April 16, 2007 under Auditor's File number 200704160162 and June 13, 2008 under Auditor's File number 200806130129 the present principal balance is \$150,000.00 and is the obligation of the grantor to pay and keep current. The grantee shall have the right to directly pay to the holder of the note secured by said Deed of Trust above referenced upon evidence of any default caused by the grantor. Such sums paid shall be credited to the obligations owed by grantee to grantor under their note and deed of trust delivered in connection with their purchase of the property herein described.

Dated 1-16-09

Pasquale J. Senatore

152
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 20 2009

Amount Paid \$ 9350.00
By MF Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Pasquale J. Senatore, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-20-09

Notary Public in and for the State of Washington

Residing at Mount Vernon
My appointment expires: 1/07/2011

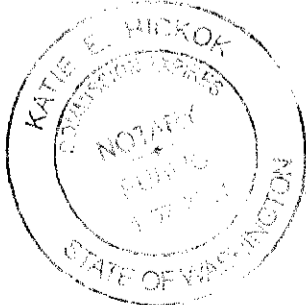


Exhibit A

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, CONTAINED IN INSTRUMENT:

Recorded: March 11, 1964
Auditor's No: 647917
Executed By: Oral Roberts Evangelistic Association, Inc.

As Follows:

1. No dwelling house or other buildings shall be constructed upon any part of said property closer than 25 feet from the West line thereof, or closer than 10 feet to the side property lines.
2. No dwelling house shall be constructed upon any part of said property which shall cost less than \$9,500.00 to construct.
3. The exterior of any dwelling house or other building constructed upon said property shall be completed within one year from and after the date construction thereof commences.
4. No bovine animal or swine shall be kept upon any portion of the said property.

B. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED A SPECIAL FLOOD HAZARD AREA BY SKAGIT COUNTY.

Executed By: Pasquale J. Senatore, Jr.
Recorded: November 18, 2002
Auditor's No.: 200211180281

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

C. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY ON OR ADJACENT TO DESIGNATED NATURAL RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: Pasquale J. Senatore, Jr.
Recorded: November 18, 2002
Auditor's No.: 200211180282

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.



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D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Pat Senatore
Recorded: April 7, 2005
Auditor's No.: 200504070055
Regarding: Order on Variance VA 04 0938

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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