



201408220104

Skagit County Auditor

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**WHEN RECORDED RETURN TO:**

Happy Land-1, LLC  
5501 E. 33<sup>rd</sup> St  
Edmond, OK 73013

GUARDIAN NORTHWEST TITLE CO.

**DOCUMENT TITLE(S):**  
Special Warranty Deed

107920

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

**GRANTOR:**

Dolphin Cove LLC, a Washington Limited Liability Company

**GRANTEE:**

Happy Land-1, LLC, an Oklahoma limited liability company

**ABBREVIATED LEGAL DESCRIPTION:**

Lot 1-6, 13-24, Block 40, 41, 48, 49, 50, Lake Campbell To Anacortes, according to the Plat thereof filed in Volume 2 of Plats at Page(s) 88, records of Skagit County, Washington.

**TAX PARCEL NUMBER(S):**

P60768, 3842-048-016-0007

SPECIAL WARRANTY DEED  
(Not Statutory)

THE GRANTOR(S) **Dolphin Cove LLC, a Washington Limited Liability Company** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Happy Land-1, LLC** the following described estate, situated in the County of Skagit, State of Washington:

*\* an Oklahoma Limited Liability Company*

Abbreviated Legal:

Lot 8 of Survey 200303250116 Ptn of Lake Campbell Add to Anacortes

Complete legal description attached hereto as Exhibit "A" and made a part hereof.

Tax Parcel Number(s): :P60768, 3842-048-016-0007

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto."

Dated: 8-22-14

Dolphin Cove LLC by Resource Transition Consultants, LLC, Receiver

*[Signature]*  
By: Kevin Hanchett, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20143084  
AUG 22 2014

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *[Signature]* Deputy

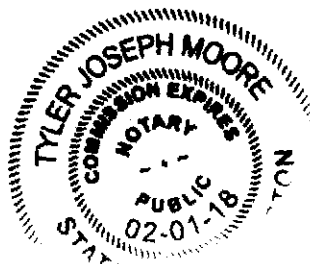
STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Kevin Hanchett is the person who appeared before me, and said person acknowledged that He signed this instrument and acknowledged it as the Member of Resource Transition Consultants, LLC Receiver for Dolphin Cove LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8/22/2014

*[Signature]*

Notary Public in and for the State of Washington  
Residing at , Washington, Seattle  
My appointment expires: 2-1-18



Escrow No.: 107920

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Block 40, Lots 13 through 24 of Block 41, Block 48, Block 49, Lots 1 through 6 and Lots 19 through 22 of Block 50, LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 88, records of Skagit County, Washington;

TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Blocks by operation of law.

(Also known as Lot 8, Survey recorded March 25, 2003, under Auditor's File No. 200303250116, records of Skagit County, Washington).

Situated in Skagit County, Washington.



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Exhibit B

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Jacob Olson and Raymond Olson  
Recorded: September 17, 1979  
Auditor's No. 7907170046  
Purpose: Right of way purposes

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Estate of Jacob Olson  
Recorded: September 2, 1980  
Auditor's No. 8009020055  
Purpose: Ingress, egress and utilities

**C. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed By: William F. and Thelma Woodruff  
Recorded: August 6, 1984  
Auditor's No.: 8408060027

**D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: To the Public  
Recorded: February 14, 1997  
Auditor's No. 9702140107  
Purpose: Ingress, egress and utilities

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9606030090.

**E. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed By: Floyd A. and Mary S. Willette  
Recorded: June 25, 1997 and January 14, 1999  
Auditor's No.: 9706250095 and 9901140084

Guardian Northwest Title and Escrow, Agent f  
First American Title Insurance Company



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F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey  
Recorded: October 22, 1996  
Auditor's No.: 9610220001

G. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: January 29, 2003, February 26, 2003, March 5, 2003  
Auditor's No.: 200301290168, 200302260051, 200303050097 and  
2011111280110  
Executed By: Lakewood Park LLC and Randy and Katie Previs

H. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: March 25, 2003  
Auditor's No.: 200303250124

I. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Boundary Line Survey  
Recorded: March 25, 2003  
Auditor's No.: 200303250116

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



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