

AFTER RECORDING MAIL TO:
Justin D. Bentz and Cassie J. Bentz
2929 E. Fir Street
Mount Vernon, WA 98273

200510210160
Skagit County Auditor
10/21/2005 Page 1 of 1 3:26PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 118466-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Ash Ventures, L.L.C., a Washington Limited Liability Company
Grantee(s): Justin D. Bentz and Cassie J. Bentz
Abbreviated Legal: Lot 2, MV SP LU-04-074 in 16-34-4 E W.M.
Assessor's Tax Parcel Number(s): 340416-0-030-0200, P122982

THE GRANTOR ASH VENTURES, L.L.C., a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Justin D. Bentz and Cassie J. Bentz, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2 of Short Plat No. LU-04-074, recorded May 4, 2005, under Auditor's File No. 200505040101, records of Skagit County, Washington and being a portion of the Southeast ¼ of the Southwest ¼, Section 16, Township 34 North, Range 4 East, W.M.
Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 118466-SE.

5925
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated October 11, 2005

Ash Ventures, L.L.C., a Washington Limited Liability Company

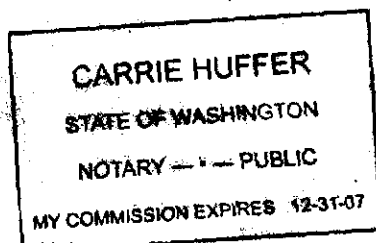
By: Charles E. Ash
By: Charles E. Ash, Managing Member

OCT 21 2005
Amount Paid \$ 3262.10
By: Lisa Ash
Skagit Co. Treasurer / Deputy
By: Lisa Ash, Managing Member

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Charles E. Ash and Lisa Ash are the persons who appeared before me, and said person acknowledged that they signed this instrument, on oath stated They are authorized to execute the instrument and Are Managing Members of Ash Ventures, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: October 21, 2005



Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007