



200601130205

Skagit County Auditor

1/13/2006 Page 1 of 2 3:44PM

Record at the request of (and after return to):

INTERNATIONAL AUTOHAUS, LLC 1828 Franklin Street Bellingham, WA 98225 Phone: (360) 715-9797

STATUTORY WARRANTY DEED

GRANTOR: WALTER S. RODER
GRANTEE: INTERNATIONAL AUTOHAUS, LLC, a Washington Limited Liability Company
ABBREVIATED LEGAL: LOTS 73 & 74, CASCADE RIVER PARK #3
ASSESSOR'S TAX PARCEL NUMBER(S): 3873-000-073-0000, P63946, 3873-000-074-0009, P63947

KNOW ALL MEN BY THESE PRESENTS THAT:

THE GRANTOR WALTER S. RODER, after having sought legal counsel or having reasonable opportunity to do so, for and in consideration of Ten-Dollars (\$10.00) in hand paid by the GRANTEE, INTERNATIONAL AUTOHAUS, LLC, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, conveys and warrants to the GRANTEE, International Autohaus, LLC, a Washington Limited Liability Company in good standing, the following described lots, pieces or parcels of land to wit:

Lots 73 and 74, "Cascade River Park No. 3," as per plat recorded in Volume 9 of Plats page 22 through 24, inclusive, records of Skagit County, Situate in County of Skagit, State of Washington;

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

JAN 13 2006

Amount Paid \$ 52.52
Skagit Co. Treasurer
By [Signature] Deputy

IN WITNESS WHEREOF, the GRANTOR part has hereunto set its hand and seal the day and year first above written.

Signed and delivered THIS 9 DAY OF January, 2006:

Walter S. Roder

WALTER S. RODER

STATE OF WA

COUNTY OF WHATCOM

On this day personally appeared before me WALTER S. RODER, a single individual known to me as the Grantor in the foregoing instrument, and who executed the within and forgoing instrument as his free and voluntary act and deed, for the purposes and uses therein mentioned.

Acknowledged and given under my hand and seal of office this 9 day of January, 2006:

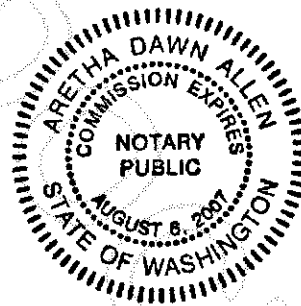
[Signature]

Notary Public

Aretha Allen

Printed Name

My Commission Expires: Aug 6 07



STATUTORY WARRANTY DEED - 2 of 2



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