



200605190064  
Skagit County Auditor

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When Recorded Return to:  
MAGDALENA CARRASCO  
OSCAR MENDEZ  
2413 E. Meadow Blvd.  
Mount Vernon WA 98273

Chicago Title Company - Island Division  
Order No: IMV1777 MKP  
1C30016

STATUTORY WARRANTY DEED

THE GRANTOR BEARTRAX, LLC, a Washington Limited Liability Company, as to an undivided 33% interest; and KRISTAFER GOODE, a single man, as his separate estate, as to an undivided 67% interest

for and in consideration of Two Hundred Fifty-Seven Thousand Five Hundred and 00/100...(\$257,500.00) DOLLARS

in hand paid, conveys and warrants to

MAGDALENA CARRASCO and OSCAR MENDEZ, wife and husband

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 48, THE MEADOW PHASE 1, according to the plat thereof, recorded in Volume 15 of Plats, pages 167 through 172, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4629-000-048-0000 P104981

Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: May 17, 2006

#2401  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 19 2006

BEARTRAX LLC  
  
KURT L. EELLS, Managing Member Date 5/17/2006

Amount Paid \$ 4588.50  
By Skagit Co. Treasurer Deputy

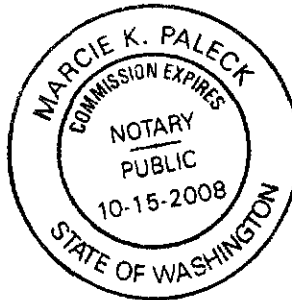
KRISTAFER GOODE Date 12/05/06

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that KRISTAFER GOODE the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: May 17 2006

Marcie K. Paleck  
Marcie K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2008



STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that KURT L. EELLS is/are the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was/were authorized to execute the instrument and acknowledge it as Managing Member of the BEARTRAX, LLC of to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 17 2006

Marcie K. Paleck  
Marcie K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2008

