

When Recorded Return to:
ABACUS N VERNON LLC
MARGARET LAI
22645 NE 25th Way
Sammamish, WA 98074



200607120121
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV1778 MKP Title Order No: IC39623

STATUTORY WARRANTY DEED

THE GRANTOR CASA DEL MONTE, LLC, a Washington limited liability company

for and in consideration of **Three Hundred Seventy-Four Thousand Five Hundred and 00/100...(\$374,500.00) DOLLARS**

in hand paid, conveys and warrants to

ABACUS N VERNON LLC, a Washington limited liability company

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

The East Half of Lot 6 and all of Lots 7 to 10, Block 1, MOODY'S ADDITION TO THE TOWN OF MOUNT VERNON, according to the plat thereof, recorded in Volume 2 of Plats, page 106, records of Skagit County, Washington.

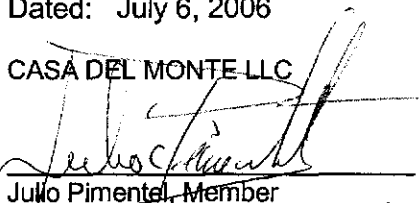
Situated in Skagit County, Washington.

Tax Parcel Number(s): 3742-001-010-0003 P53700

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: July 6, 2006

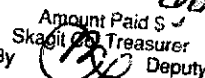
CASA DEL MONTE LLC


Julio Pimentel, Member


Ada Pimentel, Member

#3535
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 12 2006

Amount Paid \$ 6671.20
By  Skagit Co. Treasurer
Deputy

Date 7/7/06

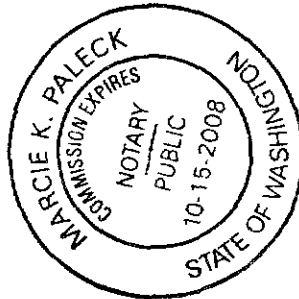
Date 7/7/06

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that JULIO PIMENTEL to me known to be the Member and ADA PIMENTEL Member of CASA DEL MONTE LLC the entity that executed the foregoing instrument, and they acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that they is/are authorized to execute the said instrument on behalf of said entity.

Dated: July 7 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



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