

When recorded return to:

Sandstrom Property Holdings, LLC  
3701 Bullock Court  
Anacortes, WA 98221

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 122520-SE

Grantor: Tacstar Development LLC  
Grantee: Sandstrom Property Holdings, LLC

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

THE GRANTOR TACSTAR DEVELOPMENT LLC, 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 SANDSTROM PROPERTY HOLDINGS, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 1, Blk. 5, Plan of Avon.

Tax Parcel Number(s): 4044-005-001-0008, P70431

Lot 1, Block 5, "PLAN OF AVON," as per plat recorded in Volume 1 of Plats, page 2, records of Skagit County, Washington.

TOGETHER WITH the Westerly ¼ of vacated Alder Street adjacent, which has reverted to said premises by operation of law.

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. 122520-SE.

Dated August 29, 2006

Tacstar Development LLC

By: Jeffrey E. Turner, Member

4464  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

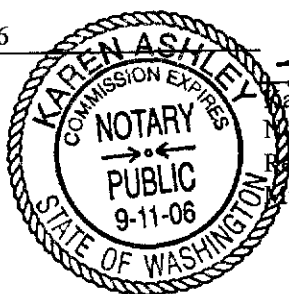
AUG 30 2006

Amount Paid \$ 2942.00  
By Skagit Co. Treasurer  
hp Deputy

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Jeffrey E. Turner  
the person who appeared before  
me, and said person acknowledged that he signed this instrument, on oath stated He is  
authorized to execute the instrument and is Member  
of Tacstar Development LLC  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 30, 2006



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2006