

When recorded return to:

Martin Gonzales
22831 Amick Road
Mount Vernon, WA 98274

Recorded at the request of:
First American Title
File Number: 90042



200703190217
Skagit County Auditor

3/19/2007 Page 1 of 2 3:19PM

Statutory Warranty Deed

THE GRANTOR Investment Resources, L.P. for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Martin Gonzales**, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 35, Township 34, Range 4; Ptn. SE SE (aka Tract 1 Short Plat No. 34-80)

FIRST AMERICAN TITLE CO.

Tax Parcel Number(s): P29830, 340435-4-017-0008

90042E-1

Tract 1 of Skagit County, Short Plat No. 34-80 as approved May 9, 1980, and recorded May 12, 1980, in Volume 4 of Short Plats, page 89, under Auditor's File No. 8905120015, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 34 North, Range 4 East, W.M..

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated 2-23-07

Investment Resources, L.P.

Christine Hamer
By: Christine Hamer, Managing Member

Thomas Hamer
By: Thomas Hamer, Managing Member

#1223
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 19 2007

Amount Paid \$ 4544.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Investment Resources, L.P., the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 2-23-07

Cheryl A. Froehlich

Notary Public in and for the State of Washington
Residing at Blenheim
My appointment expires: 4/21/07

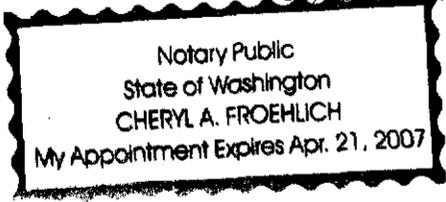


Exhibit 'A'

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED

Executed by: Day Lumber Company
Recorded: June 29, 1921
Auditor's No.: 150589
As Follows: Reserving, however, a right-of-way for a permanent highway and also reserving present logging, skid or tote roads on and over said land with the right to use the same for road purposes until a permanent highway has been established and constructed.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 34-80
Recorded: May 12, 1980
Auditor's No.: 8005120015

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat Number and dated of approval shall be included in all deeds and contracts.
3. Sewage Disposal – Individual septic systems.
4. Water – Individual wells.
5. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to availability of said water.

C. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: June 10, 2002
Auditor's No.: 200206100221
Purpose: Ingress, egress and utilities
Area Affected: Over the route of a roadway as the same now exists



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