

When recorded return to:

Mr. and Mrs. Juan Ibarra
10949 Bay Meadows Lane
Burlington, WA 98233

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 125474-PE

Grantor: Bay Meadows, LLC
Grantee: Juan Ibarra and Liliana Ibarra

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR BAY MEADOWS, 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 JUAN IBARRA and LILIANA IBARRA, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 13, Bay Meadows

Tax Parcel Number(s): 4876-000-013-0000, P123855

Lot 13, "BAY MEADOWS," as per plat recorded on November 28, 2005, under Auditor's File No. 200511280180, records of Skagit County, Washington.

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. 125474-PE.

Dated June 11, 2007

Bay Meadows, LLC

Michael V. Fohn
By: Michael V. Fohn, Managing Member

2792
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 14 2007

Amount Paid \$ 3565.00
By *man* Skagit Co. Treasurer Deputy

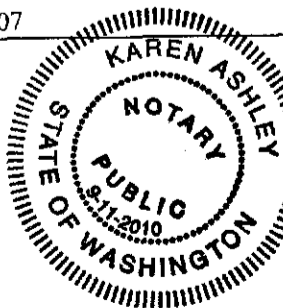
STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Michael V. Fohn

the person Michael V. Fohn 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 Managing Member of Bay Meadows, LLC

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 13th 2007



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
residing at Mount Vernon
my appointment expires: 9/11/2010