

When Recorded Return to:
MATTHEW A. MCCORMICK
814 Cassandra Court
Burlington WA 98233



200706220133

Skagit County Auditor

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Chicago Title Company - Island Division
Order No: IMV2542 MKP Title Order No: IC42616

STATUTORY WARRANTY DEED

THE GRANTOR CASSANDRA COURT, LLC, a Washington Limited Liability Company

for and in consideration of **Three Hundred Thousand and 00/100...(\$300,000.00) DOLLARS**
in hand paid, conveys and warrants to

MATTHEW A. MCCORMICK, a single person

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

PARCEL A:

Lot 6, CITY OF BURLINGTON SHORT PLAT NO. BURL SS 2-04, recorded April 28, 2006, under Auditor's File No. 200604280059, records of Skagit County, Washington; being a portion of Tract 81, BURLINGTON ACREAGE PROPERTY.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for access and utilities as delineated on the face of CITY OF BURLINGTON SHORT PLAT NO. BURL SS 2-04, recorded April 28, 2006, under Auditor's File No. 200604280059, records of Skagit County, Washington; being a portion of Tract 81, BURLINGTON ACREAGE PROPERTY.

Situated in Skagit County, Washington

Tax Parcel Number(s): 3867-000-081-1700 P124609

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: June 18, 2007

CASSANDRA COURT LLC

By: GREG KREIDER, ADMINISTRATIVE AGENT

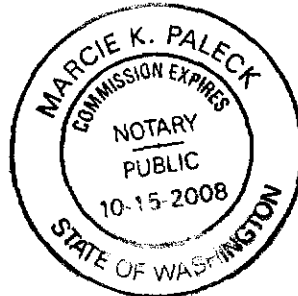
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that GREG KREIDER to me known to be the ADMINISTRATIVE AGENT, of CASSANDRA COURT LLC the entity that he executed the foregoing instrument, and 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 he is/are authorized to execute the said instrument on behalf of said entity.

Dated: June 22 2007

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



2944

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 22 2007

Amount Paid: 5345.00
By: mam Skagit Co. Treasurer Deputy



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