

When recorded return to:

Jason Franks
23992 Goldie Lane
Mount Vernon, WA 98274

Recorded at the request of:
First American Title
File Number: 91998

Statutory Warranty Deed

THE GRANTOR Trail Road, LLC, a Washington LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jason Franks, a single individual the following described real estate, situated in the County of Skagit, State of Washington.

FIRST AMERICAN TITLE CO.

91998E-1

Abbreviated Legal:

Lot 8, Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON"

Tax Parcel Number(s): P125196, 3864-004-008-0000

Lot 8, Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

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

Dated 6-27-07

Trail Road, LLC

William Rimmer

By: William Rimmer, Managing Partner

3137
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 2 2007

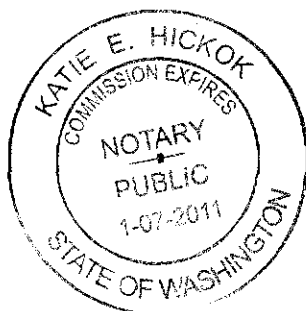
Amount Paid 2586.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William Rimmer is/are the person(s) who appeared before me, and said person(s) acknowledge that HE signed this instrument, on oath stated HE is/are authorized to execute the instrument and acknowledge that as the Managing Partner of Trail Road, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-27-07

Katie E. Hickok



Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1-7-11

Schedule "B-1"

EXCEPTIONS:

A. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: February 2, 2007
Auditor's No.: 200702020136

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: April 26, 2007
Recorded: April 26, 2007
Auditor's No.: 200704260144
Executed By: Trail Road, LLC

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Douglas M. Taylor and Geneva C. Taylor, husband and wife
Dated: April 26, 2007
Recorded: April 26, 2007
Auditor's No.: 200704260143
Purpose: Existing drainage and existing fence
Area Affected: West 5 feet of Lot 8



200707020170
Skagit County Auditor