

When recorded return to:

Mr. and Mrs. Russell Berlin
4594 Wildwood Lane
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number A94980



200809190136

Skagit County Auditor

9/19/2008 Page 1 of 4 3:37PM

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

A 94980E-1

THE Knorr Homes, LLC, a Washington limited liability company, as to an undivided 50% interest; and Z & D II, L.L.C., a Washington limited liability company, as to an undivided 50% interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Russell Berlin and Marilyn M. Berlin, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

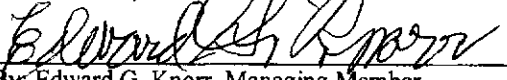
Unit A-114, "PADILLA HEIGHTS SUITES, A CONDOMINIUM", according to the Declaration thereof, recorded May 9, 2008 under Auditor's File No. 200805090149 and Survey Map and Plans thereof, recorded May 9, 2008 under Auditor's File No. 200805090148; being a portion of the Southwest ¼ of the Southeast ¼ of Section 3, Township 34 North, Range 2 East, W.M..

Subject to Covenants, Conditions, Restrictions and Easements, as per attached Exhibit "A"

Tax Parcel Number(s): P127609, 4957-001-114-0000

Dated 7/23/2008

Knorr Homes, LLC


By: Edward G. Knorr, Managing Member

Z & D II, L.L.C.


By: Zwi Anthony Pechthalt, Manager

3067
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 19 2008

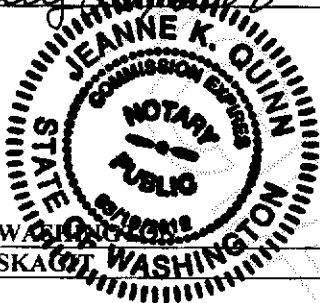
Amount Paid \$ 1909.60
By MF Skagit Co. Treasurer Deputy

Order No:

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that Zwi Anthony Pechthalt
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
Manager of Z & D II, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: July 23, 2008

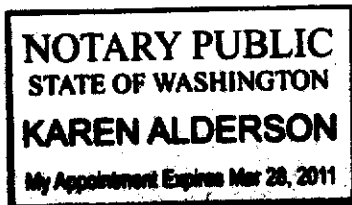


Jeanne Quinn
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 3/99/2012

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Edward G. Knorr
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 Member of Knorr Homes, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-19-08



Karen Alderson
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 3-28-11

1 PR 10-05(1-1)



200809190136
Skagit County Auditor

EXHIBIT A

EXCEPTIONS:

A. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Knorr Homes Inc.
Recorded: June 5, 2007
Auditor's No.: 200706050033
Regarding: Development Activities on or Adjacent to Designated Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: June 5, 2007
Auditor's No.: 200706050037
Affects: Subject property

Said matters include but are not limited to the following:

1. Fence line and building locations

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: August 20, 2007
Auditor's No.: 200708200175
Affects: Portion of subject property

D. 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: August 22, 2007
Auditor's No.: 200708220102

E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Ed Knorr, Knorr Homes LLC
Recorded: November 29, 2007
Auditor's No.: 200711290001
Regarding: Aerobic Treatment Unit Service Agreement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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F. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
PLAT/SUBDIVISION:

Plat/Subdivision Name: Padilla Heights Suites, a Condominium
Recorded: May 9, 2008
Auditor's No.: 200805090148

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

Dated: Not disclosed
Recorded: May 9, 2008
Auditor's No.: 200805090149
Executed By: Knorr Homes, LLC and Z & D II, LLC



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Skagit County Auditor