

When Recorded Return to
JAMES CATALINE
JENNIFER CATALINE
1810 Bakerview Ct.
Mount Vernon WA 98274



200902170240

Skagit County Auditor

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POOR ORIGINAL

Chicago Title Company - Land Division
Order No: 620000470 MKF Title Order No: 620000470

TATUTORY WARRANTY DEED

THE GRANTOR CLEARVUE OPPORTUNITY IV, LLC, a California limited liability company

for and in consideration of Four Hundred Twenty Thousand and 00/100...(\$420,000.00)
DOLLARS

In hand paid, conveys and warrants to

JAMES CATALINE and JENNIFER CATALINE, husband and wife

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

Lot 167, PLAT OF EAGLE MOUNT PHASE 1B, DIVISION NO. 5, according to the plat thereof
recorded January 10, 2006, Skagit Auditor's File No. 200601100170, records of Skagit
County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): 4883-00-167-0000 P124076

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, 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 regulations, 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: February 6, 2009

CLEAR VUE OPPORTUNITY IV LLC
A California limited liability company

By: Clear Vue Management LLC, Manager

Matthew W. Regan
By: Matt Regan, Principal

David Haddad
By: David Haddad, Principal

Dennis Regan
By: Dennis Regan, Principal

403

7481.00

LP

When Recorded Return to:
JAMES CATALINE
JENNIFER CATALINE
1810 Bakerview Ct.
Mount Vernon WA 98274

Chicago Title Company - Island Division
Order No: 620000470 MKP Title Order No: 620000470

STATUTORY WARRANTY DEED

THE GRANTOR CLEARVUE OPPORTUNITY IV, LLC, a California limited liability company

for and in consideration of **Four Hundred Twenty Thousand and 00/100...(\$420,000.00)**
DOLLARS

in hand paid, conveys and warrants to

JAMES CATALINE and JENNIFER CATALINE, husband and wife

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

Lot 167, PLAT OF EAGLEMONT PHASE 1B, DIVISION NO. 5, according to the plat thereof
recorded January 10, 2006, under Auditor's File No. 200601100170, records of Skagit
County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): 4883-000-167-0000 P124076

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Dated: February 6, 2009

CLEAR VUE OPPORTUNITY IV LLC
A California limited liability company

By: Clear Vue Management LLC, Manager

By: Matt Regan, Principal

By: David Haddad, Principal

By: Dennis Regan, Principal



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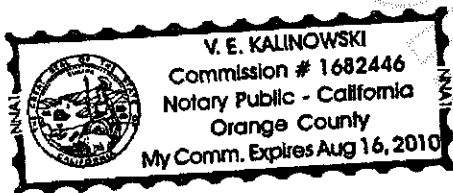
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On February 11, 2009 before me, V.E. Kalinowski, Notary Public

personally appeared Matt Regan, David Haddad & Dennis Regan



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature V.E. Kalinowski

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: 2/6/09 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
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Signer Is Representing: _____



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