

When recorded return to:

Mr. and Mrs. Bahman Sadighmehr
P.O. Box 1917
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number A96473



200903170062
Skagit County Auditor

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Statutory Warranty Deed

A 96473

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR BW & NS Investments, 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 Bahman Sadighmehr and Dana Sadighmehr, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 15, "THE HIGHLANDS ON FIDALGO ISLAND"

Tax Parcel Number(s): P127434, 4951-000-015-0000

Lot 15, "THE HIGHLANDS ON FIDALGO ISLAND", according to the plat thereof recorded March 17, 2008 under Auditor's File No. 200803170001, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated 2/23/2009

BW & NS Investments, LLC

By: Nels Strandberg, Manager

By: William Wooding, Manager

723
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

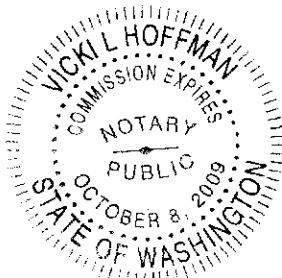
MAR 17 2009

Amount Paid \$ 5345.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Nels Strandberg and William Wooding
is/are the person(s) who appeared before
me, and said person(s) acknowledge that they signed this instrument, on oath stated they
is/are authorized to execute the instrument and acknowledge that as the
Managers of BW & NS Investments, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-24-09



Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09

EXHIBIT A

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: W.M. Wells and Ethel E. Wells, husband and wife
Recorded: November 5, 1943
Auditor's Nos.: 366912 and 366913
As Follows:

"The Grantors reserve unto themselves, their heirs or assigns, all mineral and mineral rights in and upon said lands with all the privileges of prospecting the said lands and the privileges incident to the mining of the same."

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: January 17, 2008
Recorded: February 4, 2008
Auditor's No.: 200802040175
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of the subject property and other property

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

Plat/Subdivision Name: The Highlands on Fidalgo Island
Recorded: March 17, 2008
Auditor's No.: 200803170001

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

Dated: March 8, 2008
Recorded: March 17, 2008
Auditor's No.: 200803170002
Executed By: Martha K. and Harold R. Clure and BW and NS Investments LLC



200903170062
Skagit County Auditor