

When Recorded Return to:
CEDAR HEIGHTS, LLC
Joseph Woodmansee, Member
17146 Britt Road
Mount Vernon, Wa 98273



200904090080
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: 620000580 MJJ Title Order No: 620000580

STATUTORY WARRANTY DEED

THE GRANTOR **MONTREAUX 1, LLC**, a Washington Limited Liability Company

for and in consideration of **Two Hundred Thousand and 00/100...(\$200,000.00) DOLLARS**
in hand paid, conveys and warrants to **CEDAR HEIGHTS, LLC**, a Washington Limited
Liability Company

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

Lots 38 and 39, **MONTREAUX PHASE 1**, according to the Plat thereof recorded July 23, 2007,
under Auditor's File No. 200707230124, records of Skagit County, Washington

Situated in Skagit County, Washington

Tax Parcel Number(s): 4935-000-038-0000 P126431 and 4935-000-039-0000 P126432

Subject to: Restrictions, reservations and easements of record and Skagit County Right To
Farm Ordinance as more fully described in Exhibit "A" which is attached hereto and made a
part hereof.


Dated: January 29, 2009

MONTREAUX 1, LLC

By:  Brian D. Gentry, Manager

974
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

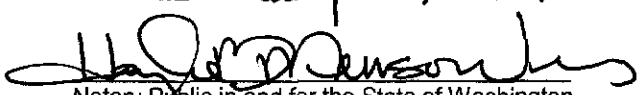
APR 09 2009

Amount Paid \$ 3565.00
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Brian D. Gentry to me known to be the Manager of
MONTREAUX 1, LLC, the entity that 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 authorized to execute the said instrument on behalf of said entity.

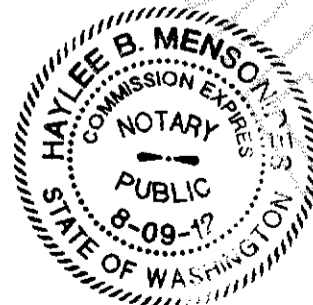
Dated: February 27, 2009


Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 08-09-2012

Printed Name of Notary: Haylee B. Mensonides



Chicago Title Company - Island Division

EXHIBIT 'A'

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.



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Skagit County Auditor