

When recorded return to:

Optimum Properties, LLC
P.O. Box 336
Mount Vernon, WA 98273



200912310063
Skagit County Auditor

12/31/2009 Page 1 of 2 11:56AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 135255-OE

Grantor: Casa Bonita Properties, LLC
Grantee: Optimum Properties, LLC

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR CASA BONITA PROPERTIES, 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 OPTIMUM PROPERTIES, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: S 1/2 Of Lot 5, All Lots 6-9, Eastern Add. To Mt. Vernon. TGW Ptn NE 1/4 Of SW 1/4, 20-34-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Tax Parcel Number(s): 340420-0-125-0002, P26821, 3718-004-009-0000, P52710

Dated December 21, 2009

Casa Bonita Properties, LLC

Steven W. Fox
By: Steven W. Fox, Managing Member

4021
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 31 2009

Amount Paid \$ 9172.00
Skagit Co. Treasurer
By *MLM* Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Steven W. Fox

the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated He is authorized to execute the instrument and is Managing Member

of Casa Bonita Properties, LLC

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 31 2009

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2010



EXHIBIT A

Schedule "A-1"

135255-OE

DESCRIPTION:

The South ½ of Lot 5 and all of Lots 6, 7, 8 and 9, Block 4, "MAP OF THE EASTERN ADDITION TO MT. VERNON, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, page 100, records of Skagit County, Washington.

ALSO, that portion of the Northeast ½ of the Northeast ¼ of the Southwest ¼ of Section 20, Township 34 North, Range 4 East, W.M., lying between the East line of the South 15 feet of Lot 5 and all of Lots 6 to 9, inclusive, Block 4, "MAP OF THE EASTERN ADDITION TO MT. VERNON, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, page 100, records of Skagit County, Washington, and the West line of alley as conveyed to the City of Mount Vernon by deed recorded under Auditor's File No. 403859.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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