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Laventure Property, LLC P.O. Box 1648 Mount Vernon, WA 98273

When recorded return to:

Recorded at the request of:

File Number: 99042

Statutory Warranty Deed Deed 94042 GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR 3220 Oakes, L.L.C., 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 Laventure Property, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of .

Abbreviated Legal:

Ptn. Tract 4, "SEDRO ACREAGE" (aka Parcel "B" Survey, AF #200704170179)

Tax Parcel Number(s): P76926, 4170-000-004-0234

CHARLES DRIVER Notary Public State of Nevada Appointment Number: 07-1140-12 Ny Appointment Expires: January 28, 2011

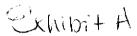
The South 66.70 feet of the North 86.70 feet of the West 41.50 feet of the East 212 feet of Tract, "SEDRO ACREAGE", as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington. Also known as Parcel "B" of Survey recorded under Auditor's File No. 200704170179.

TOGETHER WITH an easement for utilities over, under and through the East 30 feet of the West 71.50 feet of the South 10 feet of the North 30 feet of the East 212 feet of said Tract 4.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and vehicular turnaround as described in easement recorded March 9, 2007 under Auditor's File No. 200703090002.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A By: Ann Maxwell, MembeskAGIT COUNTY WASHINGTON By: Evan Maxwell, Member REAL ESTATE EXCISE TAX 512 MAR 01 2010 Amount Paid \$ //60.00 Skagit Co. Treasurer Y Lam Deputy COUNTY OF I certify that I know or have satisfactory evidence that Evan Maxwell and Ann Maxwell is/are the person(s) who appeared before signed this instrument, on oath stated They me, and said person(s) acknowledge that They is/are authorized to execute the instrument and acknowledge that as the of 3220 Oakes, LLC Members to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument. Notary Public in and for the State of

My appointment expires: _



Form No. 1068-2 ALTA Plain Language Commitment Commitment No.: 99042

5065

SCHEDULE "B-1"

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:

And:

Robert L. Mason and Kristy S. Mason, husband and wife

Brett L. Smith and Rhonda L. Smith, husband and wife and

also Jordan Smith, as his separate estate

Dated:

Recorded:

Auditor's No.:

Regarding:

March 5, 2007 March 9, 2007

200703090002

A non-exclusive easement for ingress, egress and vehicular

turnaround area including maintenance obligations

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

Recorded:

Recorded:

April 17, 2007

Auditor's No.:

200704170179

Affects:

Subject property and other property

201003010114 Skagit County Auditor

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