



201003010114

Skagit County Auditor

3/1/2010 Page 1 of 2 2:15PM

When recorded return to:

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

Recorded at the request of:

File Number: 99042

**Statutory Warranty Deed**

99042  
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

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

Dated 2/26/10

3220 Oakes, L.L.C.  
[Signature]  
By: Evan Maxwell, Member

[Signature]  
By: Ann Maxwell, Member  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
512  
MAR 01 2010

STATE OF Nevada  
COUNTY OF Carson } SS:

Amount Paid \$ 1162.00  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Evan Maxwell and Ann Maxwell 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 Members of 3220 Oakes, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2/26/2010

[Signature]  
Notary Public in and for the State of Nevada  
Residing at Carson County  
My appointment expires: Jan. 26, 2011



Exhibit A

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 99042  
5 of 5

**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Robert L. Mason and Kristy S. Mason, husband and wife  
And: Brett L. Smith and Rhonda L. Smith, husband and wife and  
also Jordan Smith, as his separate estate  
Dated: March 5, 2007  
Recorded: March 9, 2007  
Auditor's No.: 200703090002  
Regarding: 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: April 17, 2007  
Auditor's No.: 200704170179  
Affects: Subject property and other property



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3/1/2010 Page 2 of 2 2:15PM