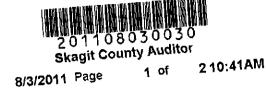
When recorded return to:

Jagtar Mand Mand Ventures, LLC 33452 Marshall Road Abbotsford, BC V2S 1K9 CANADA



Filed for record at the request of:



1616 Cornwall Avenue, Suite 115 Bellingham, WA 98225

Escrow No.: 245339536

CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Berry Star Farms, LLC, a Washington limited liability company for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Mand Ventures, LLC, a Washington limited liability company

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

Lot 2, SKAGIT COUNTY SHORT PLAT NO. 5-90, approved January 31, 1990 and recorded February 5, 1990, in Volume 9 of Short Plats, page 198, under Auditor's File No. 9002050001, records of Skagit County, Washington; being a portion of Government Lot 1 in Section 4, Township 35 North, Range 3 East of the Willamette Meridian, and Government Lots 3 and 4 in Section 3, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P33785, P33731, P33727, 350304-0-001-0001, 350303-0-013-0115,

350303-0-012-0009

Subject to:

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setbacklines, notes and statements, if any, but omitting and covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 5-90:

Recording No. 9002050001

2. Agreement and Easement including the terms and conditions thereof; entered into;

By: Larry R. Jensen

And Between: Bonifasio Gerrero and Anna Lisia Gerrero, husband and wife

Recorded: March 7, 1990

Auditor's No.: 9003070041, records of Skagit County, Washington

Providing: Access

3. Terms, conditions and restrictions of that instrument entitled Findings of Fact - Entry of Order No. V88-030.ORD

Recorded: Ausut 26, 1988

Auditor's No.(s): 8808260074, records of Skagit County, Washington.

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 05.17.11

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SKAGIT COUNTY WASHINGTON 43-245339536

REAL ESTATE EXCISE TAX

234/

AUG 03 2011

Amount Paid \$ 24, 925.
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: July 6, 2011

Berry Star Farms, LLC., A Washington Limited Liability Company

By: 0803610 B.C. Ltd., a British Columbia Corporation

Its: Sole Member

Bhajandeep S.

Its: Director

Notary Public State of Washington KELLI MOQUIN My Appointment Expires Aug 18, 2013

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Director of 0803610 B.C. Ltd., a British Columbia corporation and sole Member of Berry Star Farms, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

Name:

Notary Public in a for the Stat

Residing at:

My appointment expires:

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 05.17.11

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WA-CT-FNBG-622443-245339536

