

**When recorded return to:**

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



201108030030  
Skagit County Auditor

8/3/2011 Page 1 of 2 10:41AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

1616 Cornwall Avenue, Suite 115  
Bellingham, WA 98225

Escrow No.: 245339536

CHICAGO TITLE

620013254

**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 setback lines, 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.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 2341

AUG 03 2011

Amount Paid \$ 24,925.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* 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

BY: [Signature]  
Bhajandeep S. Brau  
Its: Director

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

State of Washington  
County of Whatcom

I certify that I know or have satisfactory evidence that Bhajandeep S. Brau

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: 07/14/2011

[Signature]  
Name: Kelli Moquin  
Notary Public in and for the State of Washington  
Residing at: Blaine  
My appointment expires: 08/18/2013



201108030030  
Skagit County Auditor