

**After Recording Return To:**  
**LAW OFFICE OF BRIAN E. CLARK**  
**P. O. Box 336**  
**Mount Vernon, WA 98273**



200004030109

**Kathy Hill, Skagit County Auditor**  
**4/3/2000 Page 1 of 12 1:58:52PM**

## STATUTORY WARRANTY DEED

**GRANTOR:** **THEODORATUS, George J., and**  
**THEODORATUS, Lois M., husband and wife**

**GRANTEE:** **THEO INVESTMENTS, L.L.C.**

**Legal Description:**

Abbreviated Form:

Parcel A: Lots 1-3, 5-7 & 11, Plat of Skagit Sunset Div. No. 1

Parcel B: Lot 1, SP #42-89 in Bk 8 of Short Plats, pg 195

Parcel C: Lots 39, 65, 66, 69 & 70, Plat of Wilderness Village,  
Div. No. 1

Parcel D: Lots 80-85, 90-92, Plat of Valleys-West-Wilderness  
Village, Div. No. 3

Parcel E: Lot 87, Plat of Valleys West-Wilderness Village,  
Div. No. 3

Parcel F: Lots 1-4, SP #90-48 in Bk 9 of Short Plats, pgs 291-292

Parcel G: Lot 4, SP #15-75 in Bk 1 of Short Plats, pg 34

Parcel H: Ptn of NW 1/4 of SW 1/4, Sec 22-35N-10E WM

Parcel I: (Parcel 1): Ptn of Tract 4, SP #91-071, Vol 11 of Short  
Plats, pg 59

(Parcel 2): Tract labeled "Well Site" between Lots 1  
and 2, Plat of Hidden Cove on the Skagit, Div. 1

Parcel J: Lot 4, Plat of Hidden Cove on the Skagit, Div. 1

Parcel K: Govt Lot 3, Sec 16-35N-8E WM

Parcel L: Lots 1-20, inclusive, Blk 3, Plat of Grassmere

Parcel M: Ptn SE Qtr of SE Qtr of NE Qtr, Sec 10-35N-8E WM

Parcel N: Ptn of SE Qtr of NE Qtr, Sec 10-35N-8E WM

Parcel O: Lots 1-5, & 16-20, Blk 6, Plat of Grassmere

Parcel P: NE 1/4 of SW 1/4 of Sec 14-35N-8E WM, EXC West 2  
Rods & EXC right of way

34626  
**SKAGIT COUNTY WASHINGTON**  
Real Estate Excise Tax

**APR 03 2000**

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

**STATUTORY WARRANTY DEED - 1**

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Parcel Q: Ptn of SW ¼ of NE ¼ of Sec 9-35N-8E WM  
Parcel R: Lot 4, Blk 3, C.W. Greist's Plat of Grassmere  
Parcel S: Ptn of Lot 4, Sec 16-35N-8E WM lying easterly of  
line parallel & 80' easterly

Additional on Pages: 4 - 12

**Assessor's Tax Parcel Nos:** P108075, P10876, P108077, P108079, P108080, P108081,  
P108085, P42836, P78222, P78250, P78251, P78254, P78255,  
P104368, P104369, P104370, P104371, P104372, P104373,  
P104375, P108414, P104378, P104379, P104380, P45416,  
P96011, P96012, P96014, P45420, P45470, P106038, P104685,  
P82106, P43994, P43995, P70938, P70939, P43683, P43680,  
P70946, P43902, P43553, P70972, P44006

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THE GRANTORS, **GEORGE J. THEODORATUS** and **LOIS M. THEODORATUS**,  
husband and wife, for and in consideration of the transfer of capital to a limited liability company  
(mere change in form of ownership), convey and warrant to **THEO INVESTMENTS, L.L.C.**, a  
Washington limited liability company, all of Grantors' right, title and interest in and to the  
following described real estate, situated in the County of **Skagit**, state of Washington, to-wit:

Those certain tracts of land listed and described on Exhibit "A" attached hereto and  
incorporated by reference as if fully set forth herein.

SUBJECT TO: Easements, covenants, restrictions and reservations of record.

DATED: March 29, 2000.

  
\_\_\_\_\_  
**GEORGE J. THEODORATUS**

  
\_\_\_\_\_  
**LOIS M. THEODORATUS**

**STATUTORY WARRANTY DEED - 2**

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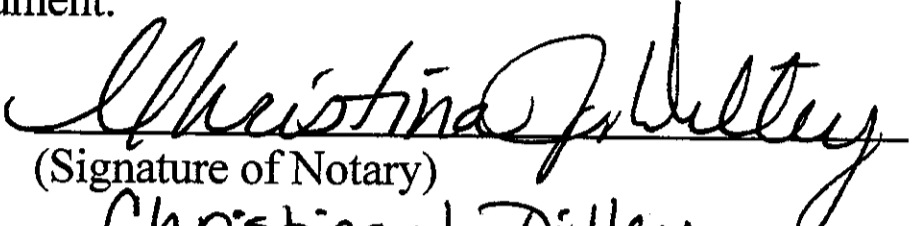
Kathy Hill, Skagit County Auditor

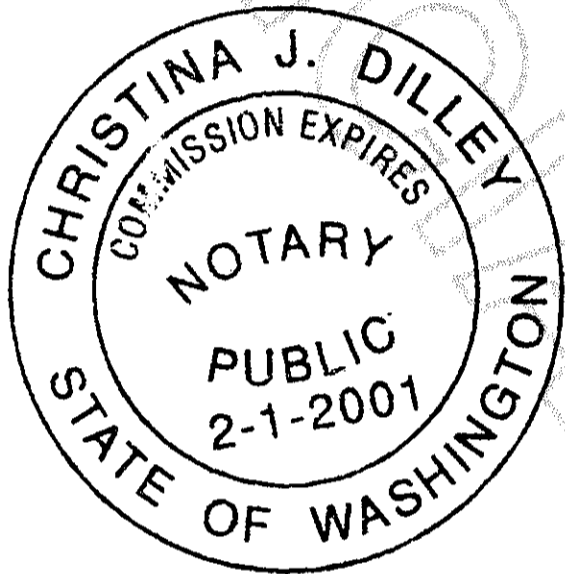
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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **GEORGE J. THEODORATUS** and **LOIS M. THEODORATUS** are the persons who appeared before me, and said persons acknowledged that they signed this instrument, and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: March 29, 2000.

  
(Signature of Notary)  
Christina J. Dilley  
(Legibly Print or Type Name of Notary)  
My appointment expires: 2-1-2001



**PARCEL A: Skagit Sunset, Div 1**

**P108075, P108076, P108077, P108079, P108080, P108081, P108085**

Lots 1, 2, 3, 5, 6, 7, and 11, "PLAT OF SKAGIT SUNSET, DIV. NO. 1", as per plat recorded in Volume 16 of Plats, pages 49 and 50, records of Skagit County, Washington.

**PARCEL B: Skagit Sunset, Div 1**

**P42836**

Lot 1 of Short Plat No. 42-89, Approved December 10, 1989, recorded December 11, 1989, in Book 8 of Short Plats, page 195, as Auditor's File No. 8912110015, records of Skagit County, Washington, and being a portion of Government Lot 1, Section 17, Township 35 North, Range 7 E.W.M.

**PARCEL C: Wilderness Village, Div 1**

**P78222, P78250, P78251, P78254, P78255**

Lots 39, 65, 66, 69, and 70, "PLAT OF WILDERNESS VILLAGE, DIV NO. 1", as per plat recorded in Volume 10 of Plats, pages 48, 49, and 50, records of Skagit County, Washington.

**PARCEL D: Wilderness Village, Div 3**

**P104368, P104369, P104370, P104371, P104372, P104373**

**P104378, P104379, P104380**

Lots 80, 81, 82, 83, 84, 85, 90, 91, and 92, "PLAT OF VALLEYS-WEST-WILDERNESS VILLAGE, DIV NO. 3", as per plat recorded in Volume 15 of Plats, page 116, records of Skagit County, Washington.

**EXHIBIT "A"**

**STATUTORY WARRANTY DEED - 4**



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**PARCEL E: Wilderness Village, Div 3**  
**P104375, P108414**

PARCEL "A":

Lot ~~88~~<sup>87</sup>, "PLAT OF VALLEYS WEST-WILDERNESS VILLAGE DIVISION NO. 3", as per plat recorded in Volume 15 of Plats, page 116, records of Skagit County, Washington.

PARCEL "B":

Portion Lot 4, "PLAT OF EAGLE HILL" as per plat recorded in Volume 16 of Plats, page 67, records of Skagit County, Washington, ALSO KNOWN AS:

That portion of Government Lot 3 of Section 9, Township 35 North, Range 8 East, W.M., lying North of the following described line:

Beginning at the Southeast corner of the "PLAT OF VALLEYS WEST WILDERNESS VILLAGE, DIVISION NO. 3", as per plat recorded in Volume 15 of Plats, page 116, records of Skagit County, Washington; thence South 89 degrees 28'13" East along the Easterly projection of the South line of said Plat, a distance of 100 feet; thence North 70 degrees 00'00" East to the Skagit River and the terminus of said line, and lying Southerly of the North line of Tract 86 of said Plat, and said North line projected Easterly.

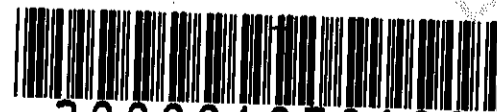
EXCEPT that portion of the above described parcel lying Southerly of the South line of Lot 87 and that portion lying Northerly of the North line of Lot 87 of said "PLAT OF VALLEYS WEST WILDERNESS VILLAGE, DIVISION NO. 3", projected Easterly.

**PARCEL F: Rocky Creek Properties**  
**P45416, P96011, P96012, P96014**

Lots 1, 2, 3, and 4, of Short Plat No. 90-48, Approved December 27, 1990, recorded December 27, 1990, in Book 9 of Short plats, pages 291 and 292, as Auditor's File No. 9012270048, records of Skagit County, Washington., and being a portion of Government Lot 3, Section 22, Township 35 North, Range 10, E.W.M..

**EXHIBIT "A"**

**STATUTORY WARRANTY DEED - 5**



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**PARCEL G: Holy Spirit Property**  
**P45420**

Lot 4 of Short plat No. 15-75, Approved April 14, 1975, recorded April 23, 1975, in Book 1 of Short Plats, page 34, as Auditor's File No. 816475, records of Skagit County, Washington, and being a portion of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and Government Lot 4 of Section 22, and of the Southeast  $\frac{1}{4}$  of Section 21, ALL in Township 35 North, Range 10 E.W.M..

**PARCEL H: Sopher Property**  
**P45470**

That portion of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 22, Township 35 North, Range 10 East, W.M., lying Southerly of Secondary State Highway No. 20 (formerly State Highway No. 17-A) and East of a line extended South from a point on the South line of said Highway, as it existed on April 19, 1966, that is 780 feet Northeasterly (as measured along the South line of said Highway) from its intersection with the West line of said subdivision, EXCEPT therefrom the following three described tracts:

- 1.) That portion of the East 200 feet of the North 600 feet of said Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  lying Southerly of the State Highway;
- 2.) That portion lying Southerly of the Northerly line of the former Seattle City Light 100 foot right-of-way as condemned in Skagit County Superior Court Cause No. 9510;
- 3.) Commencing at the Southwest corner of the Northwest  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of said Section 22; thence North 00 degrees 56' 47" East along the West line of said subdivision, 858.02 feet; thence South 89 degrees 03' 13" East, 854.11 feet to the true point of beginning, said point lying on the Southerly boundary of State Highway 20 (17-A); thence South 28 degrees 29' 30" East, 232.98 feet; thence North 65 degrees 17' 44" East, 179.96 feet, more or less, to the Southwest corner of the North 600 feet to the East 200.00 feet of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 22; thence North 01 degree 02' 05" East, parallel with the East line of said subdivision, 272.87 feet, more or less, to the Southerly boundary of said State Highway; thence South 62 degrees 09' 10" West along said State Highway boundary, 174.42 feet to the beginning of a curve, concave to the Northwest, having a radius of 2501.07 feet; thence Southwesterly along the arc of said curve through a central angle of 3 degrees 12' 06", 139.76 feet to the true point of beginning.

**EXHIBIT "A"**  
**STATUTORY WARRANTY DEED - 6**



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**PARCEL I: Hidden Cove Properties**

**P104685, P106038**

**(Parcel 1)**

That portion of Tract 4 of Short Plat No. 91-071, approved February 11, 1994, and recorded February 11, 1994, under Auditor's File No. 9402110125, in Volume 11 of Short Plats, Page 59, records of Skagit County, Washington, lying within the boundaries of the following described tract:

That portion of Government Lot 7 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Commencing at the Southwest corner of said Section 9; thence North 89 degrees 59' 37" East along the South line of said Section 9, a distance of 1141.96 feet to the centerline of the South Skagit Highway and point of beginning of this description; thence North 60 degrees 17' 05" West along said centerline, a distance of 167.56 feet; thence North 73 degrees 00' 30" East, a distance of 670 feet, more or less, to the Skagit River; thence Southeasterly along the Skagit River, a distance of 341 feet, more or less, to the South line of said Section 9; thence South 89 degrees 59' 37" West along said South line, a distance of 691 feet, more or less, to the point of beginning of this description.

EXCEPT from the above described main tract that portion thereof lying Southerly of the following described line "A" and Westerly of the following described line "B":

LINE "A":

Commencing at the Southwest corner of said Tract 4 of said Short Plat No. 91-071; thence North 73 degrees 00' 30" East to intersect line "B" described herein below and the terminus of said line.

LINE "B":

Beginning at the Northeast corner of Tract 1 of "PLAT OF HIDDEN COVE ON THE SKAGIT", as per plat recorded in Volume 13 of Plats, Page 24, records of Skagit County, Washington; thence Northwesterly in a straight line to intersect line "A" above at a right angle thereto and the terminus of said line.

ALSO, EXCEPT that portion of said Tract 4 lying Southerly of the following described line:

Commencing at the Southwest Corner of said Section 9; thence North 89° 59' 37" East, along the South line of said Section 9, a distance of 1,583.82 feet to the Northwest Corner of Tract 2 of the Plat of Hidden Cove on the Skagit, Division I, in a portion of the Government Lot 3 of Section 16, Township 35 North, Range 8 East, W.M., as recorded in Volume 13 of Plats at page 24, records of Skagit County, Washington, and the TRUE POINT OF BEGINNING; thence North 64° 35' 31" East, 209 feet, more or less, to the East line of said Tract 4, and the terminus of this line description.

**EXHIBIT "A"**

**STATUTORY WARRANTY DEED - 7**



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**PARCEL I (continued): Hidden Cove Properties**

**P104685, P106038**

**(Parcel 2)**

That certain Tract labeled "Well Site" and lying between Lots 1 and 2, "PLAT OF HIDDEN COVE ON THE SKAGIT. DIV. 1", as per plat recorded in Volume 13 of Plats, page 24, records of Skagit County, Washington.

**PARCEL J: Lot 4, Division 1, Plat of Hidden Cove**

**P82106**

Lot 4, " PLAT OF HIDDEN COVE ON THE SKAGIT, DIV. 1, as per plat recorded in Volume 13 of Plats, page 24, records of Skagit County, Washington.

**PARCEL K: 26.77 ac & .18 ac, Hidden Cove Area**

**P43994, P43995**

Government Lot 3, Section 16, Township 35 North, Range 8 E:.W.M., EXCEPT County Road and EXCEPT that portion lying within "PLAT OF HIDDEN COVE ON THE SKAGIT, DIV.1, as per plat recorded in Volume 13 of Plats, page 24, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**PARCEL L: Concrete Self-Storage, Fir Street**

**P70938, P70939**

Lots 1 through 20, inclusive, Block 3, of "GRASSMERE", as per plat recorded in Volume 3 of Plats, page 67, records of Skagit County, Washington. TOGETHER WITH all of the alley in said Blocks 2 & 3, now vacated, and TOGETHER WITH the vacated North 35 feet of Pine Street abutting the South line of said Block 3, EXCEPT that portion conveyed to the Town of Concrete by deed recorded January 3, 2000, as Auditor's File No. 200001030002, records of said County and State.

EXHIBIT "A"  
STATUTORY WARRANTY DEED - 8



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**PARCEL M: SR-20 & Dillard Street Property  
P43683**

Part of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter, Section 10, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at a point 67.82 feet West of a point on the East line of said Section that is 607.83 feet North of the Southeast corner of said Southeast Quarter of the Southeast Quarter of the Northeast Quarter; Thence South  $77^{\circ}46'$  West on the South right of way line of the Great Northern Railway 262.02 feet to the most Easterly corner of the land conveyed to F. E. Davidson by deed filed for record on July 10, 1946, under Auditor's File No. 393718; Thence Southwesterly on the Easterly line of said Davidson land 117.5 feet; Thence South  $77^{\circ}15'$  East 257 feet; Thence North  $4^{\circ}36'$  East 81.1 feet; Thence North  $24^{\circ}01'$  East 144.4 feet to the point of beginning, except that portion thereof condemned in Skagit County Superior Court cause No. 32424 for State Highway.

**PARCEL N: SR-20 & Dillard Street Property  
P43680**

That portion of the land in the southeast quarter of the northeast quarter of Section 10, Township 35 North, Range 8 East, W.M. conveyed to F.E. Davidson by that deed recorded July 10, 1946, under Auditor's file No. 393718, records of said County, described as follows:

Beginning at the intersection of the southerly line of the Eurlington Northern Inc. (formerly Great Northern Railway Co.) right of way with the center line of Mill Street in Concrete, Washington; thence North  $89^{\circ}40'$  East 141.2 feet to an iron stake 50 feet south of the center of said right of way and the true point of beginning; thence South  $56^{\circ}32'$  East, along a road drawn parallel with the old Baker River Lumber Company shingle spur, 137 feet; thence North  $33^{\circ}28'$  East 109 feet, more or less, to the southerly line of said right of way; thence South  $88^{\circ}05'$  West, along said right of way, 172.3 feet to the true point of beginning; EXCEPT that portion of the above described tract lying southwesterly of that right of way line extending from a point opposite Highway Engineer's Station 353+29 on the center line survey of State Highway Route No. 20, Concrete: D St. to East Corporate Limits, and 56 feet northeasterly therefrom southeasterly to a point opposite Highway Engineer's Station 353+68 on said center line survey and 85 feet northeasterly therefrom and thence continuing southeasterly, parallel with said center line survey, to the easterly line of said above described tract.

**EXHIBIT "A"**  
**STATUTORY WARRANTY DEED - 9**



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**PARCEL O: Gentry Property**  
**Ptn of P70946**

Lots 1 through 5, inclusive, Block 6, of "GRASSMERE", as per plat recorded in Volume 3 of Plats, page 67, records of Skagit County, Washington. TOGETHER WITH the vacated South 35 of Pine Street adjacent, and also TOGETHER WITH the North one half of vacated alley adjacent per ordinance recorded March 28, 1996, as Auditor's File No. 9603280051, records of said County and State.

Lots 16 through 20, inclusive, Block 6, of "GRASSMERE", as per plat recorded in Volume 3 of Plats, page 67, records of Skagit County, Washington. TOGETHER WITH the South one half of vacated alley adjacent per ordinance recorded March 28, 1996, as Auditor's File No. 9603280051, records of said County and State.

**PARCEL P: Hawkings Property**  
**P43902**

The Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 14, Township 35 North, Range 8 E.W.M., EXCEPT the West 2 rods thereof, and EXCEPT right of way for Concrete-Sauk Valley Road as conveyed to Skagit County by deed recorded May 14, 1951, as Auditor's File No. 460828, records of said County and State, and EXCEPT that portion lying Southerly of said Concrete-Sauk Valley Road.

TOGETHER WITH that portion of vacated Hawthorne Street along the West line thereof which attaches to said premises by operation of law.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "A"**  
**STATUTORY WARRANTY DEED - 10**



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**PARCEL Q: Grassmere Hall – Construction Warehouse & Shop  
P43553**

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East W.M., described as follows:

Beginning at a point which is 75 feet North and 164 feet West of the Northwest corner of Lot 5 in Block 1 of Hamstrom's Addition to Grassmere, as per plat recorded in Volume 3 of Plats, page 82, records of Skagit County; thence South to a point 135 feet North of the Great Northern Railway Company right of way, said point being the Northeast corner of that certain tract conveyed to Elmer E. Gustafson, Jr. et ux by deed dated March 16, 1954, recorded March 21, 1954, in Volume 261 of Deeds, page 451 under Auditor's File No. 499428; thence West along the North line of said Gustafson tract to the East line of a tract conveyed to William Cupples et ux by deed dated February 17, 1933, recorded February 18, 1933 in Volume 162 of Deeds, page 233 under Auditor's File No. 254809; thence North along the East line of said Cupples tract to a point W of the point of beginning; thence E to the point of be

**PARCEL R: Young Property  
P70972**

Lot 4 in Block 3, "C.W. Greist's Plat of Grassmere", as per Plat recorded in Volume 3 of Plats, page 94, records of Skagit County, Washington, TOGETHER WITH that portion of vacated alley abutting Lot 4 as per vacation dated June 19, 1961, recorded in Commissioner's Proceedings Volume 3, page 147.

**EXHIBIT "A"**  
**STATUTORY WARRANTY DEED - 11**



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**PARCEL S: Lions Club Property  
P44006**

THAT PORTION OF LOT 4, SECTION 16, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., LYING EASTERLY OF A LINE WHICH IS PARALLEL TO AND 80 FEET EASTERLY FROM, MEASURED AT RIGHT ANGLES TO, THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 16 WHICH IS SOUTH 0°05'50" WEST 493.40 FEET FROM THE NORTHEAST CORNER THEREOF AND RUNNING THENCE SOUTH 46°16'50" WEST 2015.88 FEET, THENCE ON A 12° CURVE TO THE LEFT, 677.25 FEET; THENCE SOUTH 34°59'40" EAST 624.11 FEET AND THENCE ON A 3°40' CURVE TO THE LEFT 1338.54 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 16 WHICH IS SOUTH 2°05'05" WEST 1037.86 FEET FROM THE EAST QUARTER SECTION CORNER OF SAID SECTION, THE TANGENT TO SAID CURVE, AT SAID POINT, BEARS SOUTH 84°04'29" EAST, ALSO THAT PORTION OF LOT 4, SAID SECTION 16, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 16 AND RUNNING THENCE WEST 1766.57 FEET AND NORTH 495.09 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE NORTH 28°54'50" WEST 305.82 FEET, NORTH 42°31'20" WEST 205.93 FEET, NORTH 27°47' WEST 189.10 FEET, AND NORTH 29°27'40" EAST TO THE NORTHERLY LINE OF SAID LOT 4, THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE WESTERLY RIGHT OF WAY LINE OF THE RIGHT OF WAY FOR COUNTY ROAD GRANTED BY THE STATE OF WASHINGTON TO SKAGIT COUNTY, NOVEMBER 12, 1952, UNDER APPLICATION NO. 1988 THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT WHICH IS SOUTH 34°59'40" EAST TO THE POINT OF BEGINNING AND THENCE NORTH 34°59'40" WEST TO THE POINT OF BEGINNING.

**EXHIBIT "A"**  
**STATUTORY WARRANTY DEED - 12**



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