

AFTER RECORDING MAIL TO:
Thomas J. Higgins
P.O. Box 212
Clearlake, WA 98235



200011170046
Skagit County Auditor

11/17/2000 Page 1 of 2 11:36:13AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-95086-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Theo Investments, L.L.C.
Grantee(s): Thomas J. Higgins
Abbreviated Legal: Lot 7, SKAGIT SUNSET DIV. NO. I,
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4653-000-007-0000/P108081

THE GRANTOR THEO INVESTMENTS, 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 THOMAS J. HIGGINS, an unmarried individual, as his separate property the following described real estate, situated in the County of Skagit, State of Washington: Lot 7, "PLAT OF SKAGIT SUNSET DIV. NO. I", as per plat recorded in Volume 16 of Plats, pages 49 and 50, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

See Attached Exhibit A
Dated this 16th day of November, 2000

By Theo Investments, L.L.C. By Lois M. Theodoratus
Lois M. Theodoratus, Manager

By George J. Theodoratus By _____
George J. Theodoratus, Manager

STATE OF WASHINGTON }
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that GEORGE J. THEODORATUS and LOIS THEODORATUS signed this instrument, on oath stated that they authorized to execute the instrument and acknowledged it as the MANAGERS of THEO INVESTMENTS L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: NOVEMBER 17, 2000
Candace M. Taylor
Candace M. Taylor
Notary Public in and for the State of WASHINGTON
Residing at MOUNT VERNON
My appointment expires: 1/01/2001

38226
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

NOV 17 2000
Amount Paid \$ 1,147.50
Skagit County Treasurer
By: DC Deputy

Exhibit A

Grantors herein reserve unto themselves, their heirs, successors and/or assigns a non-exclusive easement over the lower lot area between the top of the bank and the Skagit River, as set forth on the face of the plat. This easement is to be used for transportation of lawn mowers and other equipment that may be used for maintenance, and or other construction on the lower lot area and the river bank area on this lot and adjacent lots. The Grantor or their assigns will have the option to do maintenance work on the lower lot area but will not have the responsibility to do any of said work. It will be the Grantees responsibility to maintain the lower lot area of this lot.

Title to this easement will be transferred to a lot owners maintenance association if one is formed by the lot owners after more lots are sold.

SUBJECT TO: Easement recorded October 7, 1993, under Auditor's File No. 9310070104; Dedication as set forth on the face of the Plat; Utility easements as set forth on the face of the Plat; Notes as set forth on the face of the Plat; Covenants, Conditions, etc., recorded June 8, 1995, under Auditor's file No. 9506080040; Easement regarding buffer building setback lines and easement for fishing and access as set forth on the face of the Plat; Any change in the boundary of legal description or title to the estate insured that may arise due to shifting and changing in course of the Skagit River; Right of the State of Washington to that portion of the subject property, if any, lying in the bed of or former bed of the Skagit River.

