

AFTER RECORDING MAIL TO:
Tim Cooley and Sharon Feller
7576 Skagit View Drive
Concrete, WA 98237



200212310031
Skagit County Auditor

12/31/2002 Page 1 of 1 9:01AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 104549-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Theo Investments, L.L.C.
Grantee(s): Tim Cooley and Sharon Feller
Abbreviated Legal

"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.

Situate in the County of Skagit, State of Washington.
Assessor's Tax Parcel Number(s): 4208-000-069-0000/p78254, P78254

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 TIM COOLEY and SHARON FELLER, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 69, "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.

Situate in the County of Skagit, State of Washington.

Subject to: Preliminary Estimated L.U.D. Assessment with Public Utility District No. 1, in the estimated amount of \$6,600.00, Filed September 25, 2001 under Auditor's No. 200109250075, Tax Parcel No. 78254., which the Grantees herein agree to assume and pay per the terms and conditions therein.
Also subject to: Paragraph A, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment Title Insurance No. 104549-PE.

Dated December 30, 2002

Theo Investments, L.L.C.

By: George J. Theodoratus, Manager

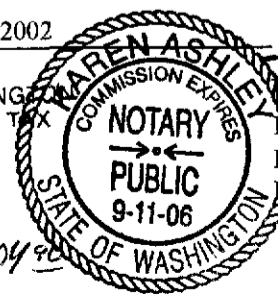
By: Lois M. Theodoratus, Manager

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence George J. Theodoratus, Lois M. Theodoratus the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated They are authorized to execute the instrument and is Managing Members 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: December 30, 2002

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
6106
DEC 31 2002



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

Amount Paid \$ 504.90
Skagit Co. Treasurer
By Deputy