AFTER RECORDING MAIL TO: Norman D. Hansen and Anita McFarland P.O. Box 2432 Oak Harbor, WA 98277



11/20/2003 Page

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2 8:43AM

Filed for Record at Request of Land Title Company Of Skagit County Escrow Number: 109853-PE

LAND TITLE COMPANY I SKACIT COUNTY

## **Statutory Warranty Deed**

Grantor(s): Theo Investments, L.L.C.

Grantee(s): Norman D. Hansen and Anita McFarland

Abbreviated Legal Lot 80, "PLAT OF VALLEYS WEST-WILDERNESS VILLAGE DIV. NO. 3"

Assessor's Tax Parcel Number(s): 4614-000-080-0009, P104368

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 NORMAN D. HANSEN and ANITA McFARLAND, husband and wife the following described real estate, situated in the County of , State of Washington.

Lot 80, "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.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof. Subject to pending PUD assessment in the approximate amount of \$6,600.00.

Dated November 18, 2003

Theo Investments	
Leve & Thester	Low M theodorato
By: George / Theoderatus, Manager	By: Lojs Theodoratus, Manager
Norman D. Hansen	Anita McFarland
STATE OF Washington	
County of Skagit	} SS:
-	y evidence George J. Theodoratus & Lois Theodoratus
are	the persons who appeared before
me, and said persons acknowledged that the	ey signed this instrument, on oath stated they
me, and said persons acknowledged that the authorized to execute the instrument and is	ey signed this instrument, on oath stated they  Managers
me, and said persons acknowledged that the authorized to execute the instrument and is of Th	ey signed this instrument, on oath stated they Managers eo Investments, L.L.C.
me, and said persons acknowledged that the authorized to execute the instrument and is of Th	ey signed this instrument, on oath stated they  Managers
me, and said persons acknowledged that the authorized to execute the instrument and is of Th	ey signed this instrument, on oath stated they Managers eo Investments, L.L.C.
me, and said persons acknowledged that the authorized to execute the instrument and is of Th to be the free and voluntary act of such party for	ey signed this instrument, on oath stated they Managers eo Investments, L.L.C.
me, and said persons acknowledged that the authorized to execute the instrument and is of Th to be the free and voluntary act of such party for	Managers  Leo Investments, L.L.C.  The uses and purposes mentioned in this instrument.  Carrie Huffer

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 5905

NOV 20 2003

Amount Patr \$ 94860

Order No.: 109853-PE

## EXCEPTIONS:

- A. Notes contained on the face of said plat:
  - 1. This plat is a division of the Wilderness Village Planned Unit Development, under P.U.R.D. approval dated May 11, 1976;
  - 2. Owners of Lots 80 through 85 are granted an easement for access, and egress, and utilities over and across Tract B. The location to be designated by the developer prior to the lots being sold or by the Wilderness Village Architectural Committee after the lots have been sold.
  - 3. Water is to be provided by the Wilderness Village Community Water System. At the present time services have not been installed to each lot. The buyer should inquire to the Wilderness Village Community Association as to costs.
  - 4. Roads are privately owned and maintained by the Wilderness Village Community Association. See Protective and Restrictive Covenants filed November 4, 1993, under Auditor's File No. 9311040083, records of Skagit County, Washington.
- B. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN DECLARATION OF RESTRICTIONS:

Recorded:

November 4, 1993

Auditor's No.:

9311040083, records of Skagit County, WA

C. ASSESSMENTS OR CHARGES AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, DISCLOSED IN INSTRUMENT:

Recorded:

November 4, 1993

Auditor's No.:

9311040083, records of Skagit County, WA

Imposed By:

Wilderness Village Community Association

D. TERMS AND CONDITIONS OF A VARIANCE RELATING TO SEPTIC PERMITS AND THE TERMS AND CONDITIONS THEREOF:

Recorded:

November 13, 1998

Auditor's No.:

9811130001

E. EASEMENT SHOWN ON PLAT AND THE TERMS AND CONDITIONS THEREOF:

For:

Affects:

Community Fishing Area As shown on face of plat

LIT