

AFTER RECORDING MAIL TO:
Theo Investments, L.L.C.
37921 State Route 20
Concrete, WA 98237



200503010118
Skagit County Auditor

3/1/2005 Page 1 of 2 3:47PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115353-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Quentin Leary McCullough Properties, LLC
Grantee(s): Theo Investments, L.L.C.
Abbreviated Legal: Lots 79 & 80, Cedargrove on the Skagit
Assessor's Tax Parcel Number(s): 3877-000-079-0000, P64141, 3877-000-080-0007, P64142

THE GRANTOR QUENTIN LEARY McCULLOUGH PROPERTIES, 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 Theo Investments, L.L.C., a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Lots 79 And 80, "CEDARGROVE ON THE SKAGIT," as per plat recorded in Volume 9 of Plats, pages 48 through 51, inclusive, 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.

Dated February 23, 2005

Quentin Leary McCullough Properties, L.L.C.

Averil J. Smith
By: Averil J. Smith, Managing Member

947
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 01 2005

Amount Paid \$ 703¹⁰
By [Signature] Skagit Co. Treasurer Deputy

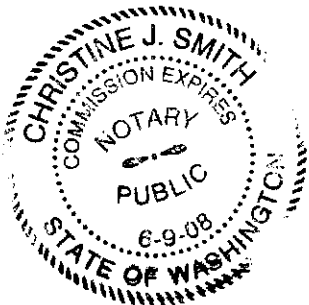
STATE OF Washington }
County of King } SS:

I certify that I know or have satisfactory evidence Averil J. Smith is she the person who appeared before me, and said person she acknowledged that she signed this instrument, on oath stated She is authorized to execute the instrument and is Managing Member of Quentin Leary McCullough Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/28/05

[Signature]

Notary Public in and for the State of Washington
Residing at Seattle
My appointment expires: 6/9/08



EXCEPTIONS CONTINUED:

D. (Continued)

SUBJECT TO:

- (a) Restrictions, reservations, agreements and easements of record and as shown on the face of said recorded plat.
- (b) Use of said property for residential purposes only.
- (c) Questions that may arise due to shifting of the Skagit River."

NOTE: The face of the plat provides, as follows:

Skagit County shall not be responsible for flood control improvements. A 40 foot flood control easement shall be established and maintained on all waterfront lots, with ingress and egress rights for flood control purposes. The 40 foot easement is as measured from the mean high water line.

E. BY-LAWS, AND THE TERMS AND CONDITIONS THEREOF, AND, ANY AND ALL AMENDMENTS THERETO, WHETHER SPECIFICALLY SHOWN HEREIN OR NOT:

Recorded: April 14, 1994; August 24, 1994; November 2, 1995;
February 12, 1997; June 16, 1999

Auditor's No.: 9404140020, 9408240092, 9511020058, 9702120073 and
9906160085.

Executed By: Cedargrove Maintenance Company

F. Articles of Incorporation of Cedargrove Maintenance Company, and the terms and conditions thereof, as recorded November 2, 1995, under Auditor's File No. 9511020058, and any and all amendments thereto whether of record or not.

G. BY-LAWS OF CEDARGROVE MAINTENANCE COMPANY AND THE TERMS AND CONDITIONS THEREOF:

Recorded: June 6, 2002

Auditor's No.: 200206060084



200503010118

Skagit County Auditor