

When recorded return to:

Mr. Mark A. Stewart
P.O. Box 5
Concrete, WA 98237



200708270060
Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 127090-SE

Grantor: Theo Investments, L.L.C.
Grantee: Mark A. Stewart

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

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 MARK A. STEWART, a single person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Gov. Lot 7, 9-35-8 E W.M. Aka Ptn Tr. 4, SP 91-071.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SEE ATTACHED EXHIBIT "B" FOR EASEMENT RESERVATION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 127090-SE.

Tax Parcel Number(s): 350809-3-004-0700, P106038, 4429-000-001-0100, P104685

Dated August 21, 2007

Theo Investments, L.L.C.

George J. Theodoratus 406 Lois M. Theodoratus
By: George Theodoratus, Member SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX By: Lois Theodoratus, Member

AUG 27 2007

STATE OF Washington
County of Skagit

Amount Paid \$ 29400
Skagit Co. Treasurer
By for Deputy } SS:

I certify that I know or have satisfactory evidence George J. Theodoratus and Lois Theodoratus the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated They are authorized to execute the instrument and is 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: August 24th 2007

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/11/2010



EXHIBIT A

DESCRIPTION:

PARCEL "A":

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:

Beginning 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 1,141.96 feet to the centerline of the South Skagit Highway and point of beginning of this description;
thence North 60°17'05" West along said centerline, a distance of 167.56 feet;
thence North 73°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°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":

Beginning at the Southwest corner of said Tract 4 of said Short Plat No. 91-071;
thence North 73°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, DIVISION NO. 1," 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:

Beginning 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 1, 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, 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.

PARCEL "B":

That certain Tract labeled "Well Site" and lying between Lots 1 and 2, "PLAT OF HIDDEN COVE ON THE SKAGIT, DIVISION NO. 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.



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EXHIBIT "B"

Seller hereby reserves the below easements in their current "As-Built" locations for the following purposes over and across the below-described parcel:

Easements shall include rights of access for maintenance of said facilities and all measurements are centered on the existing facilities:

1. An underground electrical service line easement 10 feet in width from the electrical utility company distribution system to the pump house currently located on said parcel. Said easement runs Northerly from the the right of way for the South Skagit Highway to the pump house.
2. An underground electrical supply line easement 10 feet in width for the purpose of providing electricity to the water distribution system located on the Southwest side of the South Skagit Highway. Said easement runs Southerly from the pump house to the right of way for the South Skagit Highway.
3. An underground water line easement 10 feet in width for the purpose of providing water service to the lot owners of the PLAT OF HIDDEN COVE ON THE SKAGIT, DIVISION NO. 1. Said easement runs Southerly from the pump house to the right of way for the South Skagit Highway.
4. Easements for water lines 10 feet in width in favor of the lot owners of PLAT OF HIDDEN COVE ON THE SKAGIT, DIVISION NO. 1 in their current locations across said parcel.
5. An easement measuring 15 feet by 15 feet for the operation of a pumphouse in it's current location including electrical service, waterlines and related water distribution equipment.

Parcel:

That certain Tract labeled "Well Site" and lying between Lots 1 and 2, "PLAT OF HIDDEN COVE ON THE SKAGIT, DIVISION NO. 1," as per plat recorded in Volume 13 of Plats, page 24, records of Skagit County, Washington.

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