

When recorded return to:

Mr. and Mrs. James B. Cooper
P.O. Box 330
Cazadero, CA 95421



Skagit County Auditor \$73.00
9/19/2014 Page 1 of 2 1:54PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 150271-OE ✓

Grantor: Theo Investments, L.L.C.
Grantee: James B. Cooper and Ruth E. Cooper

Statutory Warranty Deed

LAND TITLE OF SKAGIT COUNTY

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 JAMES B. COOPER and RUTH E. COOPER, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: A: Lot 87, Valley's West-Wilderness Village No. 3; B: Ptn Lot 4, Eagle Hill.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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. 150271-OE.

Tax Parcel Number(s): 4614-000-087-0006, P104375, 4660-000-004-0200, P108414

Dated September 3, 2014

Theo Investments, L.L.C., a Washington limited liability company

George J. Theodoratus
By: George J. Theodoratus, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143493
SEP 19 2014

Amount Paid \$1749.40
Skagit Co. Treasurer
By *mlm* Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence George J. Theodoratus

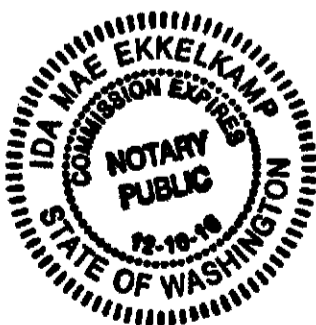
the person who appeared before me, and said person acknowledged that he George J. Theodoratus signed this instrument, on oath stated He is authorized to execute the instrument and is Managing Member of Theo Investments, L.L.C., a Washington limited

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

*liability company

Dated: September 15, 2014

Ida Mae Ekkelkamp
Karen Ashley Ida Mae Ekkelkamp
Notary Public in and for the State of Washington
Residing at Sedro Woolley Mount Vernon
My appointment expires: 9/11/2014 12/10/2016



Schedule "A-1"

150271-OE

DESCRIPTION:

PARCEL "A":

Lot 87, "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.

PARCEL "B":

Portion of Lot 4, "PLAT OF EAGLE HILL," as per plat recorded in Volume 16 of Plats, pages 67 and 68, records of Skagit County, Washington. ALSO KNOWN AS:

That portion of Government Lot 3 of Section 9, Township 35 North, Range 8 East, W.M., lying North of the following described line:

Beginning at the Southeast corner of the "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; thence South 89°28'13" East along the Easterly projection of the South line of said Plat, a distance of 100 feet;

thence North 70°00'00" East to the Skagit River and the terminus of said line, and lying Southerly of the North line of Tract 86 of said Plat, and said North line projected Easterly.

EXCEPT that portion of the above described parcel lying Southerly of the South line of Lot 87 and that portion lying Northerly of the North line of Lot 87 of said "PLAT OF VALLEYS WEST WILDERNESS VILLAGE, DIVISION NO. 3", projected Easterly.

Situate in the County of Skagit, State of Washington.



201409190096

Skagit County Auditor

\$73.00

9/19/2014 Page

2 of

2 1:54PM