

AFTER RECORDING MAIL TO:

Mr. and Mrs. Jack A. Burns
3507 Friday Creek Rd
Burlington, WA 98233



Skagit County Auditor \$74.00
4/14/2017 Page 1 of 2 2:36PM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-162124-OE

Statutory Warranty Deed

Grantor(s): THEO INVESTMENTS, L.L.C., a Washington Limited Liability Company
Grantee(s): Jack A. Burns and Sheena K. Burns, husband and wife
Abbreviated Legal: Lot 1 of SP #42-89, 17-35-7E W.M., AF#891211015

Land Title

Assessor's Tax Parcel Number(s): 350717-0-003-0109, P42836

THE GRANTOR GRANTOR THEO INVESTMENTS, L.L.C., a Washington Limited Liability Company for and in consideration of ONE HUNDRED FORTY EIGHT THOUSAND AND NO/100 in hand paid, conveys and warrants to Jack A. Burns and Sheena K. Burns, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1 of Skagit County Short Plat No. 42-89, as approved October 20, 1989, and recorded December 4, 1989, in Volume 8 of Short Plats, page 195, under Auditor's File No. 8912110015, records of Skagit County, Washington; being a portion of Government Lot 1 of Section 17, Township 35 North, Range 7 East, W.M.

Situate in the County of Skagit, State of Washington.

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. 01-162124-OE.

Dated April 14, 2017

Theo Investments, L.L.C.

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

20171540
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 14 2017

Amount Paid \$ 2639.40
Skagit Co. Treasurer
By *VF* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that George J. Theodoratus
is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
Managing Member of Theo Investments, L.L.C.
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4/14/17

Cindy L. Frydenlund

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 2/15/18

