



201711160048

AFTER RECORDING MAIL TO:

Dennis K Gilbert  
51005 State Route 20  
Rockport, WA 98283

Skagit County Auditor \$76.00  
11/16/2017 Page 1 of 3 11:37AM

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-165342-OE

**Land Title and Escrow 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 DENNIS K. GILBERT, a married man, as his separate property the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Ptn SW 1/4 NE 1/4, 9-35-8 E W.M.

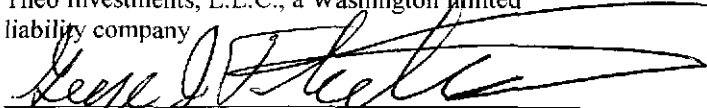
For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 350809-0-022-0006, P43553

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 and Escrow Company's Preliminary Commitment No. 01-165342-OE.

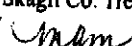
Dated November 13, 2017

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

  
By: George J. Theodoratus, Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20175372  
NOV 16 2017

Amount Paid \$ 4188.00  
Skagit Co. Treasurer  
By  Deputy

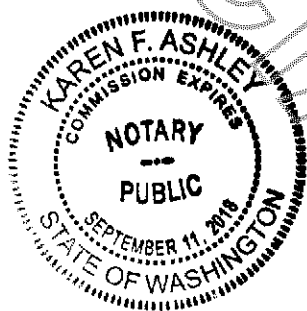
STATE OF Washington }  
COUNTY OF Skagit } SS:

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  
is/are authorized to execute the instrument and acknowledge that as the  
Manager of Theo Investments, L.L.C., a Washington limited liability company  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: November 14, 2017

Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2018



## EXHIBIT A

That portion of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at a point which is 75 feet North and 164 feet West of the Northwest corner of Lot 5, Block 1, "HAMSTROM'S ADDITION TO GRASSMERE," as per plat recorded in Volume 3 of Plats, page 82, records of Skagit County, Washington;

thence South to a point 135 feet North of the Great Northern Railway Company right of way, said point being the Northeast corner of that certain tract conveyed to Klmer E. Gustafson, Jr. et ux by deed dated March 16, 1954, recorded March 21, 1954 in Volume 261 of Deeds, page 451, under Auditor's File No. 499428;

thence West along the North line of said Gustafson tract to the East line of a tract conveyed to William Cupples et ux by deed dated February 17, 1933, recorded February 18, 1933 in Volume 162 of Deeds, page 233, under Auditor's File No. 254809;

thence North along the East line of said Cupples tract to a point West of the point of beginning;

thence East to the point of beginning.

Situate in the County of Skagit, State of Washington.