

When recorded return to:

Curtis Elton Wick

STATUTORY WARRANTY DEED

GNW 20-7872

THE GRANTOR(S) Mid Valley Homes, LLC, a Washington Limited Liability Company, 37921 State Route 20, Concrete, WA 98237,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Curtis Elton Wick, an unmarried man, as his separate estate

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 85, VALLEYS WEST - WILDERNESS VILLAGE DIV. NO. 3

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P104373

Dated: 10/20/2020

Mid Valley Homes, LLC, a Washington Limited Liability Company

By: [Signature]
Lisa Theodoratus, Managing Member

By: [Signature]
Lisa Theodoratus, Personal Representative of the Estate of George Theodoratus, deceased

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4750
Nov 09 2020
Amount Paid \$6485.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7872-KH

Page 1 of 5

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Lisa Theodoratus is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Managing Member of Mid Valley Homes, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____ day of October, 2020

Signature

Title

My appointment expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Marin

On October 28, 2020 before me, Chalee Bilbo Notary Public
(insert name and title of the officer)

personally appeared Lisa Theodoratus
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Chalee Bilbo (Seal)



TITLE OR TYPE OF DOCUMENT:

Statutory Warranty Deed

Chalee Bilbo,
California Notary Public
San Francisco, County
415-685-1682

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 43939 Eagle View Court, Concrete, WA 98237
Tax Parcel Number(s): P104373

Property Description:

Lot 85, "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.

Order No.: 20-7872-KH

Statutory Warranty Deed.
LPB 10-05

Page 3 of 5

EXHIBIT B

20-7872-KH

1. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 22, 1993

Recorded: November 4, 1993

Auditor's No: 9311040083

Executed by: George J. Theodoratus and Lois M. Theodoratus

2. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 4, 1993

Auditor's No: 9311040084

Executed by: George J. Theodoratus and Lois M. Theodoratus

3. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: November 4, 1993

Recorded: November 4, 1993

Auditor's No: 9311040085

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects: Lots 80 - 93

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named PLAT OF VALLEYS WEST - WILDERNESS VILLAGE DIV. NO. 3 recorded November 4, 1993 as Auditor's File No. 9311040086.

5. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Skagit River, or its banks, or which may result from such change in the future.

6. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

7. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: November 13, 1998

Auditor's No.: 9811130001

Regarding: Critical Area Variance Permit CV 97-0546

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7872-KH

Page 4 of 5

matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 9809040051.

8. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: January 27, 2004

Auditor's No.: 200401270015

Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

9. Lot certification, including the terms and conditions thereof, recorded May 28, 2015 as Auditor's File No. 201505280048. Reference to the record being made for full particulars. The company makes no determination as to its affects.

10. Any tax, fee, assessments or charges as may be levied by Wilderness Village Community Association.