

AFTER RECORDING MAIL TO:
Mr. and Mrs. Eugene Simakovsky
2459 Seneca Park Pl.
Bexley, OH 43209



200410250199
Skagit County Auditor

10/25/2004 Page 1 of 2 3:20PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113493-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): THEO INVESTMENTS, L.L.C., a Washington Limited Liability Company
Grantee(s): Eugene Simakovsky and Natalya Simakovsky
Abbreviated Legal: Lot 92, Wilderness Village Div. 3
Assessor's Tax Parcel Number(s): 4614-000-092-0001, P104380

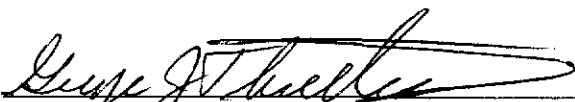
THE GRANTOR THEO INVESTMENTS, L.L.C., a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Eugene Simakovsky and Natalya Simakovsky, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 92, "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.

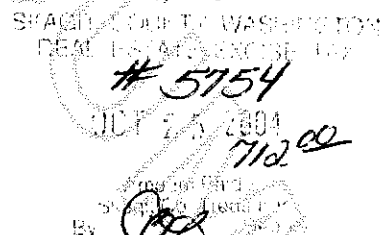
Situate in the County of Skagit, State of Washington.

Subject to easements, restrictions, and other exceptions as shown on "Schedule B-1" attached hereto and made a part hereof.

Dated September 21, 2004


George J. Theodoratus
Manager for Theo Investments, LLC



Lois Theodoratus
Manager for Theo Investments, LLC



STATE OF Washington
County of Skagit, SS:

I certify that I know or have satisfactory evidence that George J. Theodoratus and Lois Theodoratus signed this instrument, on oath stated that They are authorized to execute the instrument and acknowledged it as the Managers of Theo Investments, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 9/29/04


Kaydeen Franey
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: November 2, 2006

EXCEPTIONS:

A. Notes contained on the face of said plat:

1. This plat is a division of the Wilderness Village Planned Unit Development, under P.U.R.D. approval dated May 11, 1976;
2. Owners of Lots 80 through 85 are granted an easement for access, and egress, and utilities over and across Tract B. The location to be designated by the developer prior to the lots being sold or by the Wilderness Village Architectural Committee after the lots have been sold.
3. Water is to be provided by the Wilderness Village Community Water System. At the present time services have not been installed to each lot. The buyer should inquire to the Wilderness Village Community Association as to costs.
4. Roads are privately owned and maintained by the Wilderness Village Community Association. See Protective and Restrictive Covenants filed November 4, 1993, under Auditor's File No. 9311040083, records of Skagit County, Washington.

B. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS CONTAINED IN DECLARATION OF RESTRICTIONS:

Recorded: November 4, 1993
Auditor's No.: 9311040083, records of Skagit County, WA

C. ASSESSMENTS OR CHARGES AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, DISCLOSED IN INSTRUMENT:

Recorded: November 4, 1993
Auditor's No.: 9311040083, records of Skagit County, WA
Imposed By: Wilderness Village Community Association

D. TERMS AND CONDITIONS OF A VARIANCE RELATING TO SEPTIC PERMITS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: November 13, 1998
Auditor's No.: 9811130001

E. EASEMENT SHOWN ON PLAT AND THE TERMS AND CONDITIONS THEREOF:

For: Community Fishing Area
Affects: As shown on face of plat

E. S. LFT
N.S. Lmt



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