

AFTER RECORDING MAIL TO:
Mr. George J. Theodoratus, Manager
37921 State Route 20
Concrete, WA 98237



200506300185
Skagit County Auditor
6/30/2005 Page 1 of 1 11:54AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115861-PE

LAND TITLE OF SKAGIT COUNTY

Bargain and Sale Deed

Grantor(s): Skagit State Bank
Grantee(s): Theo Investments, L.L.C.
Abbreviated Legal:

THE GRANTOR(S) SKAGIT STATE BANK

for and in consideration of **THIRTY THREE THOUSAND AND NO/100 Dollars \$ 33,000.00**,
in hand paid, bargains, sells, and conveys to **Theo Investments, L.L.C., a Washington Limited Liability Company**

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

Lot A, "CEDAR PARK PLAT," as per plat recorded on June 5, 2002 under Auditor's File No. 200206050104, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.
Assessor's Property Tax Parcel/Account Number : 4795-000-999-0000, P119231

The Grantor for themselves and for their successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, they will forever warrant and defend the said described real estate.

Dated: June 13, 2005

Skagit State Bank


By: Gary Medcalf, Vice President

3407
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 30 2005

Amount Paid \$ 587.40
By Skagit Co. Treasurer
Deputy

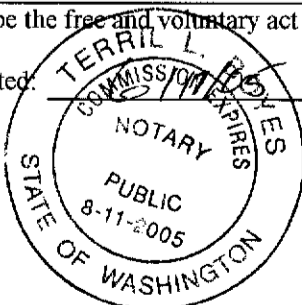
STATE OF Washington }
County of Skagit } SS:

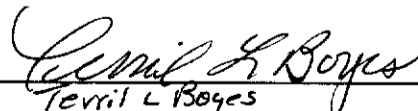
I certify that I know or have satisfactory evidence Gary Medcalf is

the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated He is
authorized to execute the instrument and is The Vice President
of Skagit State Bank

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

Dated:




Terril L. Boyes

Notary Public in and for the State of Washington

Residing at Monroe

My appointment expires: 8-11-05