

When Recorded Return to:  
BI TAN TRA  
922 91ST PLace SW  
Everett WA 98204



200507060117

Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: BE9969 CLW

IC 35155 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR THEO INVESTMENTS LLC, a Washington Limited Liability Company

for and in consideration of Four Hundred Eighty Thousand and 00/100...(\$480,000.00)  
DOLLARS in hand paid, conveys and warrants to

BI TAN TRA, a single person

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

Lot 1, MOUNTAIN VIEW MEADOWS, according to the plat thereof, recorded August 9,  
2004 under Auditor's File No. 200408090154, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Account No. : 4841-000-001-0000 P121890

Subject to: Restrictions, reservations and easements of record and Skagit County Right to  
Farm Ordinance as more fully described in Exhibit "A".

# 3544  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated: July 1, 2005

JUL 06 2005

Amount Paid \$ 8549.00  
By Skagit Co. Treasurer Deputy

THEO INVESTMENTS LLC

George J. Theodoratus, Member

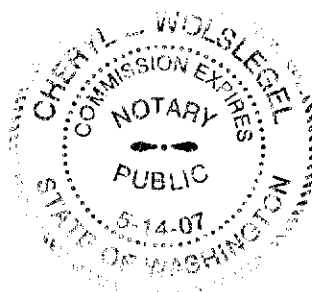
Lois Theodoratus, Member

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that George J. Theodoratus and Lois Theodoratus, to me known to  
be the members of THEO INVESTMENTS LLC the entity that executed the foregoing instrument, and  
acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and  
purposes therein mentioned, and on oath state that they are authorized to execute the said instrument on behalf of  
said entity.

Dated: July 1 2005

Cheryl L. Wolslegel  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 5/14/07



Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No: BE9969 CLW**

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance



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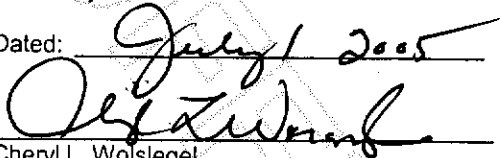
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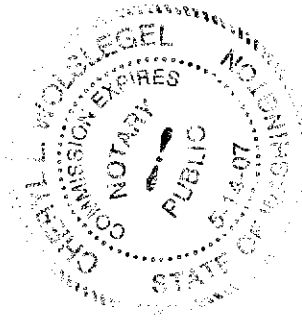
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