

AFTER RECORDING MAIL TO:
Kim D Olson
16585 Mountain View Rd.
Mount Vernon, WA 98274

200601060169
Skagit County Auditor
1/6/2006 Page 1 of 2 4:14PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 119570-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Theo Investments, L.L.C.
Grantee(s): Kim D Olson
Abbreviated Legal: Lot 5, Mountain View Meadows
Assessor's Tax Parcel Number(s): 4841-000-005-0000, P121894

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 KIM D. OLSON, a married man as his separate property the following described real estate, situated in the County of Skagit, State of Washington.

Lot 5, "MOUNTAIN VIEW MEADOWS," as recorded on August 9, 2004, under Auditor's File No. 200408090154, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Grantee will maintain the area along Cedargrove Avenue and the building mount as a lawn prior to the construction of a new home. The remainder of the field will be mowed as hay at least once a year.

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 Company's Preliminary Commitment No. 119570-PE.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

SKAGIT COUNTY WASHINGTON 91
REAL ESTATE EXCISE TAX

Dated January 5, 2006

JAN 06 2006

Theo Investments, L.L.C.

Amount Paid \$ 1776.10
Skagit Co Treasurer
Deputy

By: George J. Theodoratus
By: George J. Theodoratus, Manager

By: Lois Theodoratus
By: Lois Theodoratus, Manager

Kim D Olson
Kim D. Olson

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence George J. Theodoratus and Lois Theodoratus are the persons who appeared before

me, and said persons acknowledged that they signed this instrument, on oath stated They are authorized to execute the instrument and Are Managers of Theo Investments, L.L.C.

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

Dated: January 6, 2006
CARRIE HUFFER
STATE OF WASHINGTON
NOTARY - - PUBLIC
MY COMMISSION EXPIRES 12-31-07

Carrie Huffer
Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

UNOFFICIAL

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Kim D. Olson
is the person(s) who appeared before me, and said person(s) acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: January 5, 2006

Carrie Huffer
Notary Public in and for the State of Washington
Residing at: Burlington
My appointment expires: 12/31/2007

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY -- -- PUBLIC
MY COMMISSION EXPIRES 12-31-07



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