

When recorded return to:

Mr. George J. Theodoratus, Manager
37921 State Route 20
Concrete, WA 98237



200608150201
Skagit County Auditor

8/15/2006 Page 1 of 1 3:50PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 122024-PE

Grantor: Sharon J. Gillihan
Grantee: Theo Investments, L.L.C.

Statutory Warranty Deed

THE GRANTOR ALAN D. GILLIHAN and SHARON J. GILLIHAN, each as to an undivided 1/2 interest, as tenants in common for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THEO INVESTMENTS LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 90, Cedargrove on Skagit
-Vacant Land -

Lot 90, "CEDARGROVE ON THE SKAGIT," as per plat recorded in Volume 9 of Plats, pages 48 through 51, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 3877-000-090-0013, P64156

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. 122024-PE.

4180
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

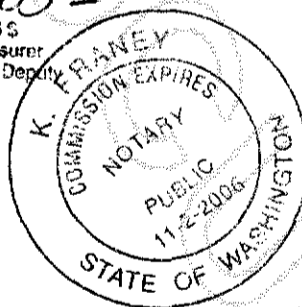
Dated August 10, 2006

AUG 15 2006

503.40

Sharon J. Gillihan
Sharon J. Gillihan, executing document on behalf of
Herself and Alan D. Gillihan per Court Order
#97-3-00497-9

Amount Paid \$
Skagit Co. Treasurer
By [Signature]



STATE OF Washington }
COUNTY OF Skagit } SS:

On this 10 day of August, 2006 before me personally appeared Sharon J. Gillihan, to me known to be the individual described in and who executed the foregoing instrument For her self and as Representative for Alan D. Gillihan per Court Order and acknowledged that She signed and sealed the same as Her free and voluntary act and deed for Her self and also as her free and voluntary act and deed as Representative for Alan Gillihan for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the instrument.
Given under my hand and official seal the day and year last above written.
(Seal)

[Signature]
Kaydeen Franey
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 11/02/2006