

When recorded return to:

Mr. and Mrs. Manuela Fisher
22934 Bridgewater Road
Sedro Woolley, WA 98284



200910070045
Skagit County Auditor

10/7/2009 Page 1 of 1 10:08AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 134660-PE

Grantor: Theo Investments, LLC
Grantee: Manuela Fisher and James Fisher

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR THEO INVESTMENTS LLC, 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 MANUELA FISHER and JAMES FISHER, wife and husband the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 90, Cedargrove On The Skagit

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

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.

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. 134660-PW.

Dated October 2, 2009

Theo Investments, LLC

George J. Theodoratus
By: George J. Theodoratus, Managing Member

3066
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 07 2009

Amount Paid \$306.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence George J. Theodoratus
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 Managing Member
of Theo Investments LLC
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: October 2, 2009



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2010