

AFTER RECORDING MAIL TO:

**Upper Skagit Indian Tribe
25944 Community Plaza Way
Sedro-Woolley, WA 98284**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2433
Jul 02 2020
Amount Paid \$1365.00
Skagit County Treasurer
By Bridget Ibarra Deputy

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-171510-OE**

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 **Upper Skagit Indian Tribe, a federally recognized Indian Tribe** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

LOT 85, WILLDERNESS VILLAGE DIV 3

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **350811-0-018-0008, P43762, 350811-0-010-0006, P43753**

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 and Escrow Company's Preliminary Commitment No. 01-171510-OE.

Dated June 30, 2020

Theo Investments, L.L.C. a Washington limited liability company



By: Lisa M. Theodoratus, Manager

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lisa M. Theodoratus is/are the person(s) who appeared before me, and said person(s) acknowledge he/she/they signed this instrument, on oath stated he/she/they is/are authorized to execute the instrument and acknowledge that as the Manager of Theo Investments, L.L.C., a Washington limited liability company to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: July 1st 2020



Karen Ashley
Notary Public in and for the State of Washington
Residing Sedro-Woolley
My appointment expires: 9/11/2022



EXHIBIT A

All of Government Lot 12, in Section 11, Township 35 North, Range 8 East, W.M.;

TOGETHER WITH that portion of Government Lot 5 in Section 11, Township 35 North, Range 8 East, W.M., lying South of the North 840 feet thereof; and lying North of the North line, extended Easterly of Block 3, "CROFOOT'S FIRST ADDITION TO THE TOWN OF CONCRETE", as per plat recorded in Volume 3 of Plats, page 88, records of Skagit County, Washington;

ALSO EXCEPT from said Government Lot 5 that portion which lies West of the following described line:

Beginning at the point on the West Section line of said Section 11, a distance of 250 feet South of the West $\frac{1}{4}$ Section corner;
thence South on the Section line 820 feet;
thence South $89^{\circ}45'$ East 166.7 feet, said point being the true point of beginning of said line;
thence North $12^{\circ}14'$ West 152.6 feet;
thence North $23^{\circ}35'$ West 200.9 feet;
thence North $03^{\circ}29'$ East 412 feet;
thence North $17^{\circ}34'$ West 77 feet;
thence North $87^{\circ}30'$ West 56 feet to the terminal point of said line.

Situate in the Town of Concrete, County of Skagit, State of Washington.