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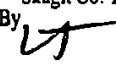
11/21/2025 10:49 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 3803
NOV 21 2025

After recording mail to:

Theo Investments, LLC
37921 State Route 20
Concrete, WA 98237

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

Grantor(s): Mid Valley Homes LLC, a Washington limited liability company
Grantee(s): Theo Investments, LLC, a Washington limited liability company
Abbreviated Legal : LOT 61, PLAT OF WILDERNESS VILLAGE DIV. NO. 1 AS PER PLAT
RECORDED IN VOLUME 10 OF PLATS, PAGES 48, 49, AND 50, RECORDS OF
SKAGIT COUNTY, WASHINGTON
Tax Parcel #: P78246 / 4208-000-061-0008

QUIT CLAIM DEED

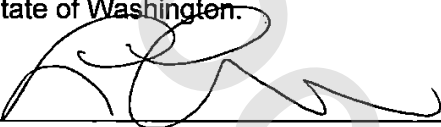
The GRANTOR(s), MID VALLEY HOMES, LLC, a Washington limited liability company, hereby conveys and quitclaims to THEO INVESTMENTS, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

LOT 61, PLAT OF WILDERNESS VILLAGE DIV. NO. 1, AS PER PLAT RECORDED IN
VOLUME 10 OF PLATS, PAGES 48, 49, AND 50, RECORDS OF SKAGIT COUNTY,
WASHINGTON

SUBJECT TO: Easements, restrictions and reservations of record.

Situate in the County of Skagit, State of Washington.

Dated 11/17, 2025


Lisa Theodoratus, sole owner/operator of
Theo Investments, LLC, a Washington
limited liability company

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me **Lisa Theodoratus**, sole owner and operator of **Theo Investments LLC**, a Washington limited liability company, who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 17th day of Nov, 2025



Susan Watts
NOTARY PUBLIC in and for the
State of Washington, residing at

Skagit County
Commission Expires: 06-17-2026