

AFTER RECORDING MAIL TO:
Barbara J. Odom, Walalce P. Cauffman
15251 Porter Street
Mount Vernon, WA 98273



200507140051
Skagit County Auditor

7/14/2005 Page 1 of 2 10:34AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B184656

Statutory Warranty Deed

Grantor(s): Jim Claus and Bob Claus
Grantee(s): Barbara J. Odom and Wallace P. Cauffman
Assessor's Tax Parcel Number(s): P26371

FIRST AMERICAN TITLE CO.

B84656-3

THE GRANTOR Bob Claus, as his/her separate estate, Jim Claus, as his/her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Barbara J. Odom, a single woman and Wallace P. Cauffman, a married man as his sole and separate estate the following described real estate, situated in the County of Skagit, State of Washington.


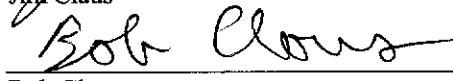
The East 116 feet of the North 84 feet of the portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 210 feet West of the Southeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence West 206 feet along the South line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence North 210 feet; thence East 206 feet, thence South 210 feet to the place of beginning;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the West 15 feet of the East 131 feet thereof.


Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A"

Dated: 05/25/05


Jim Claus

Bob Claus

3699
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


JUL 14 2005

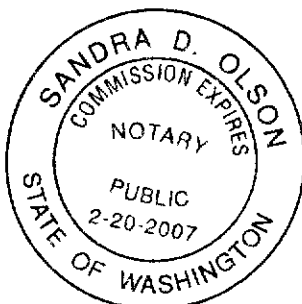
Amount Paid \$ 2194.40
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jim Claus and Bob Claus, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-1-05





Notary Public in and for the State of Washington
Residing at Burlington WA
My appointment expires: 2-20-07

EXHIBIT "A"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: February 10, 1971
Recorded: February 18, 1971
Auditor's No.: 748869
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: As surveyed, staked and located along the South portion of the above described tract

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200011030034
Document Title: Title Notification
Regarding: Subject property is property on or adjacent to designated Natural Resource Lands



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Skagit County Auditor