

When recorded return to:
Isabel Hernandez
16422 Dike Road
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number: B91076



200704110095
Skagit County Auditor

4/11/2007 Page 1 of 3 1:36PM

Statutory Warranty Deed

THE GRANTORS Robert S. Claus, who acquired title as Bob. S. Claus, a married man as his separate estate and James E. Claus, who acquired title as Jim E. Claus, a married man as his separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Isabel Hernandez, a married woman, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 30, Township 34, Range 4; Ptn. Gov. Lot 1; Tract 1 Short Plat No. 25-87

Tax Parcel Number(s): P103775, 340430-0-053-0200

FIRST AMERICAN TITLE CO.

B91076E-5

Tract 1 of Skagit County Short Plat No. 25-87, approved December 28, 1987 and recorded December 30, 1987 under Auditor's File No. 8712300022 in Volume 8 of Short Plats, page 12, records of Skagit County, Washington; being a portion of Government Lot 1 of Section 30, Township 34 North, Range 4 East, W.M.;

EXCEPT so much as conveyed to Skagit County Diking District No. 3 by Deed recorded under Auditor's File No. 200208080101.

SUBJECT TO: Covenants, conditions, restrictions, and easements per attached Schedule B-1 and by this reference made a part hereof.

Dated 4/9/07

Robert S Claus By J S Claus
Robert S. Claus *ATTY IN FACT*

J S Claus
James E. Claus

1665
SKAGIT COUNTY - WASHINGTON
Real Estate Excise Tax

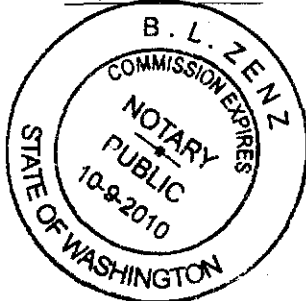
APR 11 2007

Amount Paid \$ 4038.48
By nam Skagit County Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that ~~Robert S. Claus~~ and James E. 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: 4-9-07



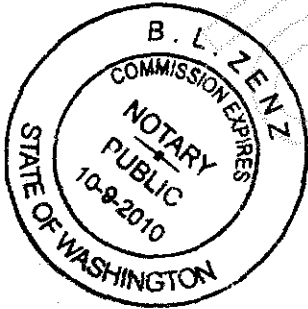
[Signature]
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-9-10

ATTACHED TO STATUTORY WARRANTY DEED DATED 4-9-07, executed by ROBERT S. CLAUS
AND JAMES E. CLAUS to ISABEL HERNANDEZ. TPN: P103775, 340430-0-053-0200.

State of Washington)
County of Skagit)

I certify that I know or have satisfactory evidence that James E Claus is the
person who appeared before me, and said person acknowledge that he/she signed this
instrument, on oath stated that he/she was authorized to execute the instrument and
acknowledges it as the attorney in fact of Robert S Claus to be the
free and voluntary act of such party for the uses and purposes mentioned in the
instrument.

Dated: 4-9-07



[Signature]
Notary Public in and for the State of WA
Residing at Burlington
My appointment expires 10-9-10



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Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation, a Delaware corporation
Recorded: January 14, 1957
Auditor's No: 546383
Purpose: To construct, operate, inspect, maintain, replace and repair one or more pipelines and transportation of oil over, under and through a 60 foot strip
Area Affected: Exact width and location not disclosed on the record

B. Any question which may arise regarding a possible overlap of adjoining property to the East. Recorded descriptions indicate a possible 1.58 foot overlap. (Affects the South 181.27 feet of the subject property)

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 25-87
Recorded: December 30, 1987
Auditor's No: 8712300002

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads shall be the responsibility of the lot owners.
3. Water – Public Utility District No. 1.
4. Sewer – Individual on-site sewage systems.
5. Fence line location.



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