

When recorded return to:

Raymond R. Scott
1535 Silver Run Lane
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B94950



200805300196
Skagit County Auditor

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Statutory Warranty Deed

THE GRANTORS Robert Claus, as his separate estate and Jim Claus, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Raymond R. Scott, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Ptn. Lot 14, Block 5, "PLAT OF ALGER, SKAGIT COUNTY, WASHINGTON"

B94950-E 3

For Full Legal See Attached Exhibit "A"

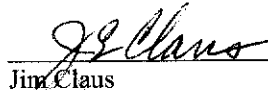
Subject to covenants, conditions, restrictions and easements, a per attached Exhibit "B"

Tax Parcel Number(s): P70400, 4042-005-014-0104

Dated 5-30-08



Robert Claus



Jim Claus

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert Claus and Jim 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: 5-30-08




B.L. Zenz

Notary Public in and for the State of

Residing at Sedro Woolley,

My appointment expires: 10/09/2010

Washington

1768
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 30 2008

Amount Paid \$ 2247.80
By harr Skagit Co. Treasurer
Deputy

EXHIBIT A

That portion of Lot 14, Block 5, "PLAT OF ALGER, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Lot 14; thence Easterly along the Southerly line of said Lot 14, a distance of 180 feet to the true point of beginning; thence North to the North line of said Lot 14; thence East along said North line to the Northeast corner of said Lot 14; thence Southerly along the Easterly line of said Lot 14 to the Southeast corner thereof; thence Westerly along the Southerly line of said Lot 14 to the true point of beginning.

TOGETHER WITH a perpetual non-exclusive road easement 20 feet in width for the purpose of ingress, egress and installation of utilities over, under and across that portion of Lot 13 in said Block 5 described in that certain easement recorded April 1, 1982 under Auditor's File No. 8204010036.



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Exhibit B
Schedule "B-1"

EXCEPTIONS:

A. BENEFICIAL EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Recorded: April 1, 1982
Auditor's No.: 8204010036
Purpose: Ingress, egress and utilities
Area Affected: A 20 foot strip following an existing road

Said Easement was amended on February 21, 1995 under Auditor's File No. 9502210079.

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Richard Paul
And: Skagit County
Recorded: October 7, 1993
Auditor's No.: 9310070027
Regarding: Sewage System Agreement

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Richard L. Paul
And: Skagit County
Dated: Undisclosed
Recorded: January 27, 1995
Auditor's No.: 9501270087
Regarding: On-site Sewage System Status

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Kim Lenore Churchman
And: Allen Martin Lehman
Dated: November 30, 2003
Recorded: December 3, 2003
Auditor's No.: 200312030016
Regarding: Road Maintenance Agreement



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