



200911250089
Skagit County Auditor

11/25/2009 Page 1 of 2 3:49PM

When recorded return to:

Mr. and Mrs. Korie C. Holmes
1208 S. Walnut Street
Burlington, WA 98233

Recorded at the request of:

File Number: 98654

Statutory Warranty Deed

98654-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Claus Brothers, 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 Korie C. Holmes and Jody P. Holmes, wife and husband the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 22, "GILKEY'S ADDITION TO BURLINGTON"

Tax Parcel Number(s): P72569, 4085-000-022-0004

Lot 22, "GILKEY'S ADDITION TO BURLINGTON", as per plat recorded in Volume 7 of Plats, page 29, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 11-18-09

Claus Brothers, LLC

James E. Claus
By: James E. Claus, Member

Robert Claus
By: Robert Claus, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3641
NOV 25 2009

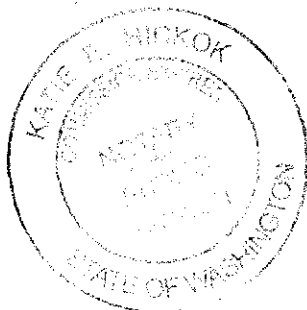
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3289.⁰⁰
Skagit Co. Treasurer
By mdm Deputy

I certify that I know or have satisfactory evidence that James E. Claus and Robert Claus is/are the person(s) who appeared before me, and said person(s) acknowledge that they signed this instrument, on oath stated they is/are authorized to execute the instrument and acknowledge that as the Managing Members of Claus Brothers, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-24-09

Katie E. Wickok



Notary Public in and for the State of WA
Residing at mt vernon
My appointment expires: 1-7-11

Exhibit A

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Pole line over said property
In Favor Of: Pacific Telephone & Telegraph Company
Recorded: May 18, 1927
Auditor's No.: 203792, Volume 143 of Deeds, page 308
Affects: Exact location undisclosed on the record

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: September 20, 1955
Recorded: September 20, 1955
Auditor's No.: 525143
Executed By: Skagit Land Co., a corporation

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT HEREIN SET FORTH:

For: Transmission line
In Favor Of: Puget Sound Power & Light Co.
Disclosed By: Volume 155 of Deeds, page 160
Recorded: June 27, 1930
Affects: Portion of said property formerly within the boundaries of Pacific Northwest Traction Co. right-of-way

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Gilkey's Addition to Burlington
Recorded: January 13, 1955
Volume/Page: Volume 2, page 26

Said matters include but are not limited to the following:

"All buildings shall be set back not less than 25 feet from front property line. All dwellings shall be of new construction and shall meet F.H.A. requirements in every respect. Not more than one dwelling shall be constructed on each lot. No commercial buildings of any type shall be built."



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