

When recorded return to:  
Hilary Hobbs  
988 Homestead Drive  
Burlington, WA 98233



201103020062  
Skagit County Auditor

Recorded at the request of:  
File Number: 101370

3/2/2011 Page 1 of 2 1:47PM

**Statutory Warranty Deed**

101370 -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 Hilary Hobbs, a married woman as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot 12, "PLAT OF HOMESTEAD PLACE SUBDIVISION"

Tax Parcel Number(s): P122256, 4846-000-012-0000

Lot 12, "PLAT OF HOMESTEAD PLACE SUBDIVISION", according to the plat thereof, recorded December 1, 2004, under Auditor's File No. 200412010051, and amended by Amended Survey recorded May 6, 2005, under Auditor's File No. 200505060135, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 2/28/2011

Claus Brothers, LLC

[Signature]  
By: James E. Claus, Managing Member

[Signature]  
By: Robert S. Claus, Managing Member

603  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

STATE OF Washington )  
COUNTY OF Skagit ) SS:

MAR 02 2011

Amount Paid \$ 3921.00  
Skagit Co. Treasurer  
By VF Deputy

I certify that I know or have satisfactory evidence that James E. Claus and Robert S. Claus is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it 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: 3-1-11

[Signature]

Notary Public in and for the State of Washington  
Residing at Washington - Burlington  
My appointment expires: 4-21-11

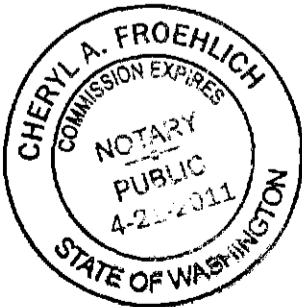


Exhibit 'A'

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
 Recorded: November 11, 2004  
 Auditor's No.: 200410110031  
 Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way:

Location:

Easement No. 1:

All streets and road right-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2:

A strip of land 15 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and right rights-of-way.

Said instrument is a re-recording of instrument recorded July 26, 2004 under Auditor's File No. 200407260154.

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

Plat/Subdivision Name: Amended Plat of Homestead Place  
 Recorded: May 6, 2005  
 Auditor's No.: 200505060135

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: December 14, 2004  
 Auditor's No.: 200412140045  
 Executed By: Homestead NW Dev. Co.

D. Note of the face of Short Plat No. Burl 3-99, as follows:

If there is development of more than one single family residence, or further subdivision of Lot 2, improvements to Sharon Street shall be made per City of Burlington Municipal Code Chapter 12.28 (Standard Streets).

E. Any tax, fee, assessments or charges as may be levied by Homestead Place Owners Association.

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



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