

When recorded return to:

Ms. Adria R. Taylormixon
2721 E. Broadway Street
Mount Vernon, WA 98274



201107270024
Skagit County Auditor

7/27/2011 Page 1 of 3 10:57AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-03022-11

Grantor: Claus Bros, LLC
Grantee: Adria R. Taylormixon

Tax Parcel Number(s): P102217

Abbreviated Legal:

GUARDIAN NORTHWEST TITLE CO.

102160-1

Statutory Warranty Deed

THE GRANTOR Claus Bros, LLC, a Washington Limited Liability Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~Adria R. Taylormixon~~, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Adria Robin Taylormixon
SB

Abbreviated Legal:

Lot 66, "PARTINGTON PLACE DIVISION 3"

Lot 66, "PARTINGTON PLACE DIVISION 3," as per plat recorded in Volume 15 of Plats at pages 56 and 57, in the records of Skagit County, State of Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated 7/26/2011

Claus Bros, LLC

James Claus
By: James Claus, Member

Robert Claus

By: Robert Claus, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2247

JUL 27 2011

STATE OF _____ }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Claus Bros, LLC

is the person who appeared before me, and said person is acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/26/2011

Amount Paid \$ 2841.43
Skagit Co. Treasurer
By *Shanna M. Brown* Deputy

Shanna M. Brown

Notary Public in and for the State of Washington

Residing at: Everett

My appointment expires: 1/29/2014

ACKNOWLEDGEMENT

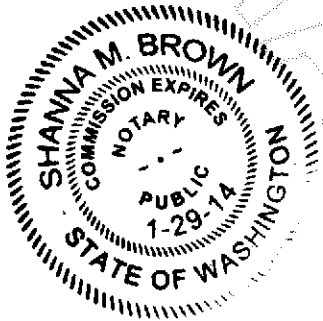
ATTACHED TO AND MADE A PART OF: Statutory Warranty Deed

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence
that

James Claus and Robert Claus is/are the who appeared before
me, and said person(s) acknowledge They signed this instrument, on oath stated They
is/are authorized to execute the instrument and acknowledge that as the
Members of Claus Bros. LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 07/26/2011



Shanna M. Brown
Notary Public in and for the State of Washington
Residing at Everett
My appointment expires: 1/29/2014



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EXHIBIT "A"

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: December 4, 1990
Recorded: April 15, 1991
Auditor's No.: 9104150079
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Location:

The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved plat.

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

Plat/Subdivision Name: Partington Place Div. 3
Recorded: September 10, 1992
Auditor's No.: 9209100066

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, G.T.E., Cascade Natural Gas Corporation, and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.
2. "...dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon."
3. A 15-foot private drainage easement affecting Lots 68-78.
4. Easement for drainage and easement to P.U.D. No. 1 affecting Lots 79 and 80.



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