



201210260078  
Skagit County Auditor

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When recorded return to:  
Rosemarie P. Dalsin  
13526 S. Green Street  
Anacortes, WA 98221

Recorded at the request of:

File Number: 104677

**Statutory Warranty Deed**

104677

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 Rosemarie P. Dalsin, a single woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 10, 11 & 12 Block 1 Similk Beach Skagit Co.

Tax Parcel Number(s): P69216, 4001-001-012-0005

Lots 10,11 and 12, Block 1, "SIMILK BEACH, SKAGIT CO., WASH.", as per plat recorded in Volume 4 of Plats, page 51, 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 described in Exhibit "A" attached hereto

Dated 10/18/2012

Claus Brothers, LLC, a Washington Limited Liability Company

*J S Claus*  
By: Jim Claus, Managing member

*Robert S. Claus*  
By: Robert S. Claus, Managing Member

STATE OF Washington )  
COUNTY OF Skagit ) SS:

*See Attached Trust*

I certify that I know or have satisfactory evidence that Claus Brothers, LLC, a Washington Limited Liability Company, 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: \_\_\_\_\_

Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at \_\_\_\_\_  
My appointment expires: 1/07/2015

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20123387  
OCT 26 2012

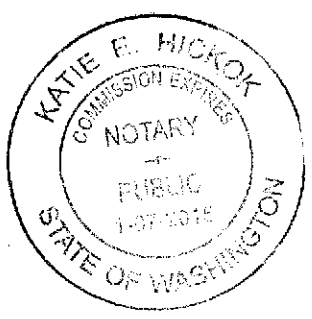
Amount Paid \$ 2301.<sup>20</sup>  
Skagit Co. Treasurer  
By *MAM* Deputy

State of WA  
County of Skagit

Acknowledgment - Corporate

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

Dated 10-18-12



[Signature]  
Notary Public in and for the State of Washington

Residing at Mt Vernon  
My appointment expires: 1-7-15



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Exhibit A

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 104677  
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**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: The Similk Beach Development Company  
Recorded: January 10, 1935 and September 25, 1951  
Auditor's Nos.: 266914 and 466082  
Purpose: Water and sewer pipe lines and telephone and electric transmission lines  
Area Affected: Strip of land 4 feet wide along the back or rear line of each lot and along the side lines thereof

B. Restrictive covenants contained in Deed recorded under Auditor's File Nos. 227401, 233481 and 523065, through which title is claimed from the Similk Beach Development Company, but omitting restrictions, if any, based on race, color, religion or national origin.

**C. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:**

Recorded: April 29, 2008  
Auditor's No.: 200804290206  
Regarding: Operation-Maintenance & Monitoring Requirement for Proprietary Onsite Sewage Systems

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



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