

When recorded return to:
Cheryl Wagar Robison
3919 H Avenue
Anacortes, WA 98221



Skagit County Auditor \$73.00
5/31/2013 Page 1 of 2 2:01PM

Recorded at the request of:

File Number: A105766

Statutory Warranty Deed

A105766

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Claus Brothers LLC, a Washington limited liability company who acquired title as Claus Brothers for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Cheryl Wagar Robison, a single individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Apartment B, Building B, Foothills A Condominium

Tax Parcel Number(s): P78284, 4211-000-002-0005

Apartment No. B, Building B, "The Foothills A Condominium", intended for residential use according to the Condominium Plan and Survey Map, delineating said Apartment, recorded in Volume 10 of Condominium, pages 55 to 59 inclusive, under Skagit County Auditor's File No. 794662, located at 540 North Pine Street, Burlington, Washington, 98233.

Together With an undivided 5.8823% interest in the common area and facilities appertaining to said apartment, and including therein limited common areas and facilities so appertaining according to the Condominium Declaration recorded under Skagit County Auditor's File No. 794663.

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 5/29/2013

Claus Brothers, LLC

[Signature]
By James E. Claus, Managing Member

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

STATE OF Washington }
COUNTY OF Skagit } SS:

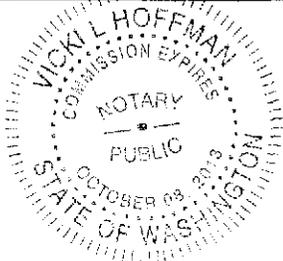
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132019
MAY 31 2013

Amount Paid \$ *125545*
Skagit Co. Treasurer
By *MG* Deputy

I certify that I know or have satisfactory evidence that James E. Claus and Robert S. Claus are the persons who appeared before me, and said persons 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: 5-30-13



[Signature]
Vicki Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, Washington
My appointment expires: 10/08/2013

EXHIBIT A

EXCEPTIONS:

- A. Terms, provisions, definitions, covenants, reservations, options, obligations and restrictions contained in Declaration recorded December 18, 1973 under Auditor's File No. 794663, or as may be contained in any By-Laws adopted pursuant to Article 12 of said Declaration, or in Amended Declaration recorded August 3, 1994 under Auditor's File No. 9408030134.
- B. Any assessment now or hereafter levied under the provisions of Article 13 of said declarations.
- C. Terms, provisions and limitations contained in the Horizontal Property Regimes Act, Chapter 156 of Laws of 1963, "R.C.W. 64.32", as amended.
- D. Terms, provisions and limitations relative to sale, rent, lease, subleasing or sub-renting of apartments, under the provisions of Article 14 of said Declaration, and amended by Declaration recorded August 3, 1994 under Auditor's File No. 9408030134.

Any conveyance of said unit must contain the matters required by R.C.W. 64.32.120 for purposes of complying with said statute. We note the following information:

1. Post Office Address of the property is:
540 N. Pine St., Burlington, WA 98233
 2. The intended use of the Apartment is for residential purposes.
- E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Comcast of Washington IV, Inc., its successors and assigns
Dated:	July 1, 2003
Recorded:	January 15, 2004
Auditor's No.:	200401150052
Purpose:	"... construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time from time to time a broadband communications system consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications ..."
Area Affected:	Common areas

F. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name:	Foothills, A Condominium
Recorded:	December 18, 1973
Auditor's No.:	794662



201305310111

Skagit County Auditor

5/31/2013 Page

2 of

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2 2:01PM