

When recorded return to:
Peter Vander Meulen
17031 Britt Road 1404 E. College Way #101
Mount Vernon, WA 98273



Skagit County Auditor \$74.00
5/16/2014 Page 1 of 3 1:48PM

Recorded at the request of:
Guardian Northwest Title
File Number: 107545

Statutory Warranty Deed

107545
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 Peter Vander Meulen, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 31, Township 34 North, Range 4 East; Ptn. of NE

Tax Parcel Number(s): P29266, 340431-0-027-0008

The South 194.7 feet of the North 414 feet of that portion of the Northeast Quarter of Section 31, Township 34 North, Range 4 East of the Willamette Meridian, lying between the East line of the County Road running along the East bank of Britt's Slough and the West line of the right of way of the Great Northern Railway Company.

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 5/15/2014

Claus Brothers, LLC
Robert S. Claus
By: Robert S Claus, Authorized Agent

James E. Claus
By: James E. Claus, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 1684
MAY 16 2014

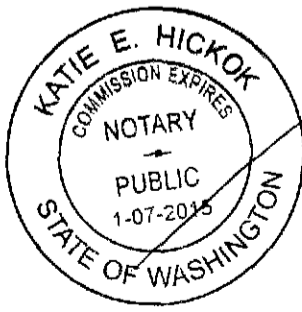
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3565.⁰⁰
Skagit Co. Treasurer
By *mem* Deputy

I certify that I know or have satisfactory evidence that Claus Brothers, LLC, 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: 5-15-14

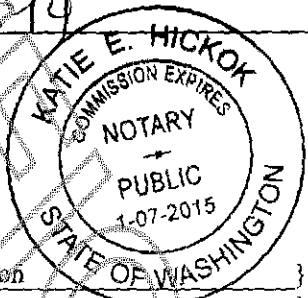
Katie Hickok
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2015



STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Robert S. Claus +
James Z. Claus signed this instrument, on oath stated that they
authorized to execute the instrument and acknowledged it as the Authorized Agents
of Claus Brothers LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 5-15-14



[Signature]

Printed Name: Katie E Hickok
Notary Public in and for the State of Washington
Residing at Intervenor
My appointment expires: ETS

State of Washington }
County of _____ } SS:

I certify that I know or have satisfactory evidence that _____, the
person(s) 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: _____

Notary Public in and for the State of Washington WW
Residing at _____
My appointment expires: _____

STATE OF: Washington }
County Of: _____ } SS

I certify that I know or have satisfactory evidence that _____
signed this instrument, on oath stated that _____ is/are authorized to execute the instrument and acknowledged
it as the _____ of _____ to be the free and
voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of: Washington
Residing at: _____
My appointment Expires: _____



Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Public Utility District No. 1 of Skagit County
Recorded:	March 14, 1951
Auditor's No.:	458114
Purpose:	Pipeline
Area Affected:	Portion of Real Estate Under Search

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



201405160079