



201511300188

Skagit County Auditor
11/30/2015 Page 1 of 2 1:51PM \$74.00

When recorded return to:
Rodney B. Coons and Tina Coons
901 Metcalfe
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 110318

Statutory Warranty Deed

110318

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS ~~Bob Claus and Deanna Claus, husband and wife and James Claus and Carmen Claus, husband and wife~~ for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rodney B. Coons and Tina Coons, a ~~married couple~~ the following described real estate, situated in the County of Skagit, State of Washington

* husband and wife

Abbreviated Legal:

Lots 5 - 8, Block 6, North Park Addn. to Clear Lake

Tax Parcel Number(s): P75000, 4142-006-008-0000

Lots 5 through 8, Block 6, North Park Addition to Clear Lake, according to the Plat thereof recorded in Volume 4 of Plats, Page 16, 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 11/24/2015

Bob Claus
Bob Claus

Deanna L. Claus
Deanna L. Claus

Jim Claus
Carmen S. Claus
Carmen S. Claus

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Bob Claus and Jim Claus, 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: 11-24-15

Katie Sander
Printed Name: Katie ~~Hickok~~ Sander
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: ~~10/7/2019~~ 10-23-19



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 4814
NOV 30 2015

Amount Paid \$ 3169.84
Skagit Co. Treasurer
By Mdm Deputy

Exhibit A

EXCEPTIONS:

A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Clear Lake Lumber Company, a Washington Corporation
Recorded: May 27, 1924
Auditor's No.: 174634
As Follows:

The Grantors reserve unto itself its successors and assigns in perpetuity, the right and easement to lay and maintain over and across said property water pipes or mains, with the right to keep the same in repair and for that purpose shall have the right to enter on to said premises at any time and all times for the purpose of repairing and keeping said pipe in repair. (Affects Lots 1 and 8, Block 7).

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: North Park Addition to Clear Lake
Recorded: April 3, 1916
Auditor's No.: 112558