

When recorded return to:  
Claus Brothers, LLC  
15193 Doris Street  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: 111520



201606010081

Skagit County Auditor

\$74.00

6/1/2016 Page

1 of

2 3:20PM

### Statutory Warranty Deed

111520  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR** Esther Jordan, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Claus Brothers, LLC, a Washington Limited Liability Company** the following described real estate, situated in the County of Skagit, State of

Abbreviated Legal:

Ptn. Tract 18, Sedro Home Acreage, Plate #1

Tax Parcel Number(s): **P77088, 4171-001-018-0003**

The East 56 feet of Tract 18 of Plate No. 1, "SEDRO HOME ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 39, records of Skagit County, EXCEPT the North 100 feet thereof and EXCEPT the South 20 feet thereof.

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 6-1-16

Esther Jordan

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

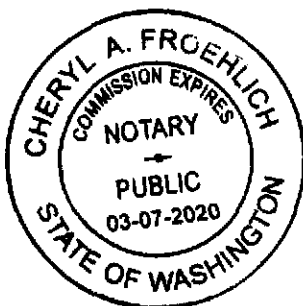
2016 2214  
JUN 1 2016

Amount Paid \$ 743.<sup>70</sup>  
Skagit Co. Treasurer  
By HB Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Esther Jordan, 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: 6-1-16



Printed Name: Kathie Hickok Cheryl Froehlich  
Notary Public in and for the State of Washington  
Residing at Burlington WA  
My appointment expires: 4/07/2019 3167120

**SCHEDULE "B-1"**

**EXCEPTIONS:**

A. 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:	Plate No. 1, Sedro Home Acreage, Skagit Co., Wash. 1904
Recorded:	June 7, 1904
Auditor's No.:	48515 (Vol. 3 of Plats, Pg. 39)