

When recorded return to:
Jack C. Rookhuyzen and Patricia Ann Rookhuyzen
25687 Hoehn Road
Sedro Woolley, WA 98284



Skagit County Auditor
9/27/2016 Page 1 of 2 1:36PM \$74.00

Recorded at the request of:
Guardian Northwest Title
File Number: 112066

Statutory Warranty Deed

112066
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 Jack C. Rookhuyzen and Patricia Ann Rookhuyzen, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Section 20, Township 35 North, Range 5 East; Ptn. of NW of SE

Tax Parcel Number(s): P40051, 350520-4-003-0009

The East 391 feet of that portion of the Northwest 1/4 of the Southeast 1/4 in Section 20, Township 35 North, Range 5 East, W.M., lying North of Hoehn Road No. 176, EXCEPT the East 198 feet, AND EXCEPT road.

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 9-26-16

Claus Brothers, LLC

[Signature]
By: Jim Claus, Managing Member

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

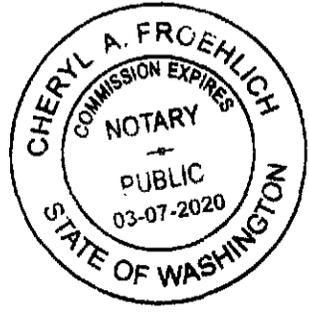
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164381
SEP 27 2016
Amount Paid \$ 4757.80
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Jim Claus and Robert S. Claus is the person who appeared before me, and said person 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: 9-26-16

[Signature]
Katie Hickok Cheryl A Froehlich
Notary Public in and for the State of Washington
Residing at Washington Sedro Woolley
My appointment expires: 1/07/2019 317125



Edward A
SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: June 24, 1925
Recorded: June 24, 1925
Auditor's No.: 185350
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Affects: Northerly portion of subject property

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

Recorded: September 11, 1997
Auditor's No.: 9709110089
Regarding: Property Designated Agricultural Resource Lands

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.