



201704070054

Skagit County Auditor

\$76.00

4/7/2017 Page

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4 11:38AM

When recorded return to:  
Robert Rider Clauss and Lauren Clauss  
7356 14th Ave NW  
Seattle, WA 98117

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030497

CHICAGO TITLE  
620030497

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ron E. Gillette and Margaret DeLacy, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Robert Rider Clauss and Lauren Clauss,  
*Husband and Wife*

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN GOV. LOT 5, 13-35-10 aka Parcel 15 Marblegate Tax/Map ID(s):

Tax Parcel Number(s): P45290 / 351013-2-001-2128,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171405  
APR 07 2017

Amount Paid \$ 1340.<sup>00</sup>  
Skagit Co. Treasurer  
By *MAM* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 4, 2017

x *Ron E. Gillette*  
Ron E. Gillette

x *Margaret DeLacy*  
Margaret DeLacy

State of WASHINGTON  
County of Skagit

I certify that I know or have satisfactory evidence that Ron E. Gillette and Margaret DeLacy are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/5/17

*Donna Lee Reed*  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2019

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 30, 1974  
Auditor's No(s): 800022, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: October 1, 1973  
Auditor's No(s): 791546, records of Skagit County, Washington  
Executed By: Simpson Properties, Inc., a Washington corporation  
  
AMENDED by instrument(s):  
Recorded: October 1, 1976 and October 13, 1998  
Auditor's No(s): 843580 and 9810130001, records of Skagit County, Washington
  
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Marblegate Survey:  
  
Recording No: 791547
  
4. Record of Survey  
  
Recording Date: October 10, 2005  
Recording No.: 200510100144
  
5. City, county or local improvement district assessments, if any.
  
6. Assessments, if any, levied by Marblegate Property Owners Association.

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P45290 / 351013-2-001-2128**

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That portion of Government Lot 5, Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning of the West Quarter corner of said Section 13;  
Thence along the East-West centerline of said Section South 88 degrees 41'16" East 438.33 feet to the point of beginning,  
Thence North 52 degrees 49'07" East 567.69 feet;  
Thence South 88 degrees 17'04" East 74.78 feet;  
Thence on a tangent curve to the left having a radius of 600.00 feet, through a central angle of 28 degrees 33'26" and an arc distance of 299.05 feet;  
Thence South 10 degrees 06'14" East 432.35 feet;  
Thence North 88 degrees 41'16" West along the East-West centerline of said Section 13 a distance of 892.00 feet to the point of beginning.

(Also known as Parcel 15 Marblegate Survey recorded in Volume 1 of Surveys, pages 16 and 17, under Auditor's File No. 791547, records of Skagit County, Washington.)

Situated in Skagit County, Washington.