



201710190048

Skagit County Auditor \$75.00  
10/19/2017 Page 1 of 2 10:26AM

When recorded return to:  
Jason E. Dumont  
807 Waldron St.  
Sedro Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: 114808

**Statutory Warranty Deed**

114808

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 Jason E. Dumont, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. of Tract 11, Sedro Home Acreage Plate #2 (aka Lot 1, SP #SW-03-92)

Tax Parcel Number(s): P77161, 4171-002-011-0008

Lot 1 of Sedro Woolley Short Plat No. SW-03-92 approved September 2, 1992 and recorded October 7, 1992 under Auditor's File No. 9210070038 in Volume 10 of Short Plats, page 128, records of Skagit County, Washington; being a portion of Tract 11, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 60, 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 per Exhibit "A" attached hereto

Dated 10-17-17

Claus Brothers, LLC

Jim Claus  
By: Jim Claus, Member

Robert S. Claus

By: Robert S. Claus, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20174925  
OCT 19 2017

Amount Paid \$ 3832.<sup>00</sup>  
Skagit Co. Treasurer  
By Hean Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert S. Claus and Jim Claus is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Member 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: 10-17-17

Katie Hickok Cheryl A Froehlich  
Notary Public in and for the State of Washington  
Residing at Washington  
My appointment expires: 1/07/2019 3/17/20

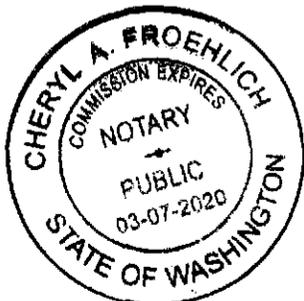


Exhibit A

**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: Sedro Home Acreage Plate #2  
Recorded: May 25, 1907  
Auditor's No.: In Volume 3 of Plats, Page 60

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

Executed By: Paul M. Land, et ux  
Recorded: January 18, 1957  
Auditor's No.: 546560  
As Follows:

The Grantors hereby consent to the establishment of said road and to the perpetual maintenance of the same as a City Street and waive...all claim for damages of whatever kind which may be occasioned to adjacent land by the location, establishment, opening and maintenance of said road."

The Grantors also consent ... to the right of the City to make all necessary slopes for cuts and fills whenever they extend beyond the right-of-way line, upon the above mentioned road, in the original reasonable grading of said road.

C. 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: Short Plat #SW-03-92  
Recorded: October 7, 1992  
Auditor's No.: 9210070038

D. 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: Record of Survey  
Recorded: August 30, 2016  
Auditor's No.: 201608300090