



201712110163

When recorded return to:
 Randy R. Tanis and Maxine G Tanis
 8977 Garden Terrace Lane
 Sedro Woolley, WA 98284

Skagit County Auditor

\$76.00

12/11/2017 Page

1 of

3 3:27PM

Recorded at the request of:
 Guardian Northwest Title
 File Number: 114920

Statutory Warranty Deed

114920

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 Randy L. Tanis and Maxine G. Tanis, a married couple the following described real estate, situated in the County of Skagit, State of Washington

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

20175732

DEC 11 2017

Abbreviated Legal:

Lot 1, Garden Terrace

Tax Parcel Number(s): P105658, 4623-000-001-0000

Amount Paid \$ 4232.50
 Skagit Co. Treasurer
 By *Tram* Deputy

Lot 1, "Plat of Garden Terrace", as per plat recorded in Volume 15 of Plats, Pages 153 through 154, 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 12-6-17

Claus Brothers, LLC

James E. Claus
 By: James E. Claus, Managing Member

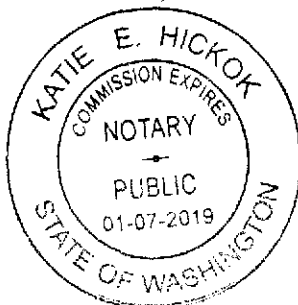
Robert S. Claus
 By: Robert S. Claus, Managing Member

STATE OF Washington
 COUNTY OF Skagit

SS:

James E. Claus and Robert S. Claus
 as Managing Members of

I certify that I know or have satisfactory evidence that Claus Brothers, LLC, 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: 12-6-17

Printed Name: Charlotte Douglas

Notary Public in and for the State of

Washington

Residing at

Mt Vernon

My appointment expires:

1-7-19

Order No:

EXHIBIT "A"

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: April 19, 1988
Auditor's No: 8804190011

Executed by: Gary P. Young and Helen Young

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: Ray Wickert
Dated: August 9, 1993
Recorded: August 9, 1993
Auditor's No: 9308090073

Regarding: Alternative Sewage System Installation

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 16, 1993
Recorded: September 20, 1993
Auditor's No: 9309200097

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects:

Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 15 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

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:

Plat/Subdivision Name: Garden Terrace
Recorded: February 7, 1994
Auditor's No: 9402070114

Order No:

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: James R. Mumford II and Debora R. Mumford, husband and wife, and C. Ray Wickert and Connie L. Wickert, husband and wife

Dated: January 8, 2004

Recorded: January 8, 2004

Auditor's No: 200401080037

Purpose: Easement for ingress, egress and utilities