

When recorded return to:
Thomas J. Wright
723 Fidalgo Street
Sedro Woolley, WA 98294

Recorded at the request of:
Guardian Northwest Title
File Number: 116721



201811020076

11/02/2018 03:19 PM Pages: 1 of 1 Fees: \$99.00
Skagit County Auditor

Statutory Warranty Deed

116721
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 Thomas J. Wright, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Tax Parcel Number(s): P75514, 4149-020-007-0000

Lots 6 and 7, Block 20, "PLAT OF THE TOWN OF SEDRO", as per plat recorded in Volume 1 of Plats, page 17, 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 October 26, 2018

Claus Brothers, LLC

Jim Claus
By: Jim Claus, Managing Member



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jim Claus is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the managing 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: October 26, 2018

Kim Smith
Kim Smith

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 10-6-2020

Guardian Northwest Title

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184886
NOV 02 2018

Amount Paid \$ 4775.40
By BT Skagit Co. Treasurer Deputy