



201909060022

09/06/2019 10:21 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Martin Rodriguez Aguilar and Catalina Rodriguez
10271 Hendrickson Lane
Sedro-Woolley, WA 98284

GUARDIAN NORTHWEST TITLE CO.

19-2781

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bob Claus and DeAnna Claus, a married couple and Jim Claus and Carmen Claus, a married couple, _____

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Martin Rodriguez Aguilar and Catalina Rodriguez, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Lots 1 & 8, Block 7, North Park Addition to Clear Lake

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 "B" attached hereto

Tax Parcel Number(s): P75005 & 4142-007-001-0005 & P75012 & 4142-007-008-0008

Dated: 9-4-19

Bob Claus
Bob Claus

DeAnna L Claus
DeAnna Claus

Jim Claus
Jim Claus

Carmen Claus
Carmen Claus

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201909060022
SEP 06 2019

Amount Paid \$ 107300
Skagit Co. Treasurer
By MG Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Bob Claus, DeAnna Claus, Jim Claus and Carmen Claus is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 4th day of SEP August, 2019


Signature

Katie E Hickok
Title

My appointment expires: 1-7-23

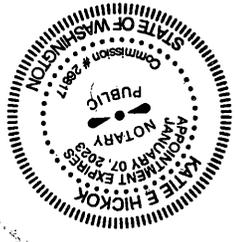


EXHIBIT A
LEGAL DESCRIPTION

Property Address: NHN Old Day Creek Road, Sedro Woolley, WA 98284
Tax Parcel Number(s): P75005 & 4142-007-001-0005 & P75012 & 4142-007-008-0008

Property Description:

Lots 1 and 8, Block 7, North Park Addition to Clear Lake, according to the Plat thereof recorded in Volume 4 of Plats, Page 16, records of Skagit County, Washington.

EXHIBIT B
19-2781-KH

1. 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: North Park Addition to Clear Lake
Recorded: April 3, 1916
Auditor's No.: 112558

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

Executed By: Clear Lake Lumber Company, a Washington Corporation
Recorded: May 27, 1924
Auditor's No.: 174634
As Follows:

The Grantors reserve unto itself its successors and assigns in perpetuity, the right and easement to lay and maintain over and across said property water pipes or mains, with the right to keep the same in repair and for that purpose shall have the right to enter on to said premises at any time and all times for the purpose of repairing and keeping said pipe in repair.

3. Lot certification, including the terms and conditions thereof, recorded May 26, 2009 as Auditor's File No. 200905260297. Reference to the record being made for full particulars. The company makes no determination as to its affects.

4. Regulatory notice/agreement regarding Reasonable Use Exception Determination that may include covenants, conditions and restrictions affecting the subject property, recorded November 12, 2009 as Auditor's File No. 200911120108 .

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.

5. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey for Jim Claus recorded May 20, 2019 as Auditor's File No. 201905200041.