

When recorded return to:

Christina Goodin and Jeremy Goodin
817 Reed Street
Sedro Woolley, Wa. 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1964
Jun 05 2020
Amount Paid \$2981.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-4919

THE GRANTORS: Claus Brothers, LLC, a Washington Limited Liability Company, 15193 Doris Street,
Anacortes, WA 98221,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Christina B. Goodin and Jeremy R. Goodin, wife
and husband

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: Lots 5, C and a Ptn of Lot D, Block 13, Replat of Junction Addn. to Sedro

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: 4166-013-015-0008 P76661

Dated: June 3, 2020

Claus Brothers, LLC, a Washington Limited Liability Company

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

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

STATE OF WASHINGTON
COUNTY OF ISLAND

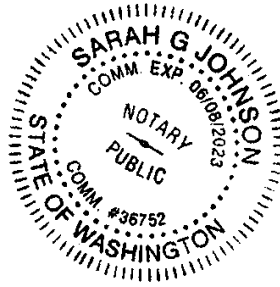
I certify that I know or have satisfactory evidence that James E. Clus and Robert S. Claus is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Member of Claus Brothers, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3rd day of June, 2020

Sarah G Johnson
Signature

NOTARY
Title

My appointment expires: 6-8-23



Statutory Warranty Deed
LPB 10-05

Order No.: 20-4919-KH

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 817 Reed Street, Sedro-Woolley, WA 98284

Tax Parcel Number(s): *4166-013-015-0008*

Property Description: *#26661*

Lots 5 and C and the North 10 feet, 8 inches of Lot D, all in Block 13, "REPLAT OF THE JUNCTION ADDITION TO SEDRO," as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington. Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

20-4919-KH

1. 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 Replat of the Junction Addition to SEdro recorded December 27, 1905 as Auditor's File No. 54952.
2. 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 Leon Leonovich Survey recorded July 15, 2002 as Auditor's File No. 200207150175.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4919-KH

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