

When recorded return to:

Alex Zoerb
618 West Fairhaven Avenue
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237488

Jul 31 2023

Amount Paid \$6565.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 23-18745

STATUTORY WARRANTY DEED

THE GRANTOR(S) 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 Alex Zoerb, an unmarried man

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:

Ptn. Tract 44, PLAT OF THE BURLINGTON ACREAGE PROPERTY (aka Lot B-1, Burl SP 2-92)

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): P62586/3867-000-044-1309

Dated: 07/28/2023

Claus Brothers LLC, a Washington Limited Liability Company

By: Robert S. Claus

Robert S. Claus, Member

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18745-KH

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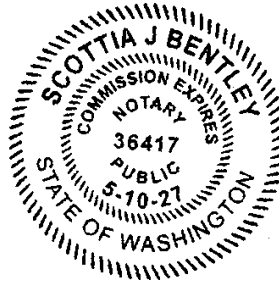
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 28 day of July, 2023 by ~~Robert S. Claus~~ Robert S. Claus,
Members of Claus Brothers LLC.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 5/10/2027



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 618 West Fairhaven Avenue, Burlington, WA 98233
Tax Parcel Number(s): P62586/3867-000-044-1309

Property Description:

Lot B-1, City of Burlington Short Plat No. 2-92, approved January 19, 1993, recorded January 21, 1993 in Book 10 of Short Plats, page 167, under Auditor's File No. 9301210013 and being a portion of Tract 44, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per Plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

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EXHIBIT B

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10. 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 Short Plat 15-74 recorded on October 17, 1974 as Auditor's File No. 808969.

11. Reservations, provisions and/or exceptions contained in instrument executed by Louis E. Humphrey, et ux, recorded November 14, 1977 as Auditor's File No. 868572..

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

12. 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 BURL Short Plat No. 2-92 recorded on January 21, 1993 as Auditor's File No. 9301210013.

13. **AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Mitchell Septic or Assigns

And: Virginia Huizenga

Recorded: June 5, 2000

Auditor's No.: 200006050101

Regarding: Maintenance of an alternative method of sewage treatment, a Whitiewater mechanical aerobic treatment system

14. **REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:**

Executed By: Virginia Huizenga

Recorded: July 12, 2000

Auditor's No.: 200007120049

Regarding: Covenant to establish accessory dwelling unit in the City of Burlington

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.

15. 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 Burlington Short Plat No. BU-2-06 recorded on June 30, 2008 as Auditor's File No. 200806300240.

Statutory Warranty Deed
LPB 10-05

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