

Skagit County Auditor 5/23/2014 Page 1 of 2 1:52PM \$73.00

When recorded return to: James E. Allen and Danielle Allen 20892 Travis Lane Burlington, WA 98233

Recorded at the request of: Guardian Northwest Title File Number: 107481

Statutory Warranty Deed

107481-1

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 James E. Allen and Danielle Allen, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Lot 36, Lonestar's Add. to Concrete

Tax Parcel Number(s): P104871, 4628-000-036-0005

Lot 36, "PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE", according to the plat thereof, recorded in Volume 15 of Plats, pages 163 through 166, 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

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

Dated 5-21-14 20141762 MAY 23 2014

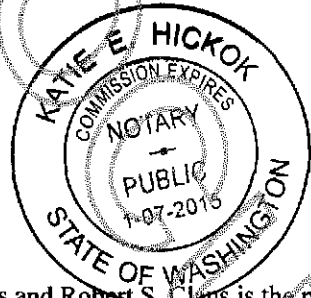
Claus Brothers, LLC

Amount Paid \$ 2319.00 Skagit Co. Treasurer By MF Deputy

By: Jim Claus, Managing Member

By: Robert S. Claus, Managing Member

STATE OF Washington COUNTY OF Skagit SS:



I certify that I know or have satisfactory evidence that Jim Claus and Robert S. Claus is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Managing Members 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: 5-21-14

Katie Hickok Notary Public in and for the State of Washington Residing at Mt Vernon My appointment expires: 1/07/2015

Guardian Northwest Title

Exhibit A

**EXCEPTIONS:**

A. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Plat of Lonestar's Addition to The City of Concrete  
Recorded: April 28, 1994  
Auditor's No.: 9404280139

B. EASEMENT INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: D.B. Johnson Construction, Inc.  
Recorded: October 12, 2006  
Auditor's No.: 200610120178  
Purpose: Sewer Drainage Equipment

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



201405230100

Skagit County Auditor

\$73.00

5/23/2014 Page

2 of

2 1:52PM