



201603280178

Skagit County Auditor \$74.00  
3/28/2016 Page 1 of 2 3:36PM

When recorded return to:  
Robert John Provost  
132 Eagles Crest Lane  
Medonough, GA 30253

Recorded at the request of:  
Guardian Northwest Title  
File Number: 110916

**Statutory Warranty Deed**

110916  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR** Claus Brothers, LLC for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Robert John Provost, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington.

*as his separate estate*

Abbreviated Legal:  
Unit 739 Building 1 Cascade Palms Condo Phase 1

Tax Parcel Number(s): P119762, 8042-000-001-0100

Unit 739, Building 1, "CASCADE PALMS CONDOMINIUM, PHASE 1", recorded November 3, 2003, under Auditor's File No. 200311030250, records of Skagit County, Washington, said Phase 1 being Multi-Family Sub Lots 1, 2, 3 and 4, Phase 1, Cascade Palms Binding Site Plan No. 02-973, recorded November 12, 2002, under Auditor's File No. 200211120149, records of said County and State;

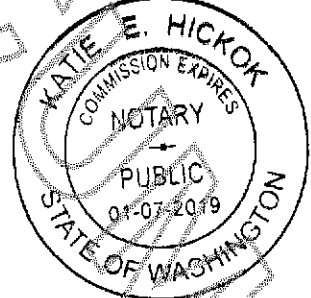
TOGETHER WITH those portions of the Common Areas and Limited Common Areas as described in the Declaration of Covenants for the Cascade Palms Condominium, recorded November 3, 2003, under Auditor's File No. 200311030251 and in First Amendment thereto recorded August 8, 2005 under Auditor's File No. 200508080174, records of said County and State.

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 3-25-16

Claus Brothers, LLC  
*Robert S. Claus*  
By: Robert S. Claus, Managing Member

*J. Claus*  
By: James Claus, Managing Member



STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert S. 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: 3-25-16

*Katie Hickok*

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 1043  
MAR 28 2016

Katie Hickok  
Notary Public in and for the State of Washington  
Residing at , Washington  
My appointment expires: 1/07/2019

Amount Paid \$ 2657.20  
Skagit Co. Treasurer  
By: *hb* Deputy

Exhibit A

**EXCEPTIONS:**

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

Between: William A. Stiles, Jr., and Betty M. Stiles, husband and wife and Maxine Breier, as her separate estate  
And: Philip Mihelich and Marilyn Mihelich, husband and wife  
Dated: March 16, 2001  
Recorded: March 23, 2001  
Auditor's No.: 200103230145  
Regarding: Access Easement and Maintenance and Improvement

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Recorded: November 4, 2002  
Auditor's No.: 200211040108  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: As constructed

**C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING BINDING DITE PLAN:**

Binding Site Plan: 02-973  
Recorded: November 12, 2002  
Auditor's No.: 200211120149

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

Between: Trail Investments LLC  
And: William A. Stiles, Mr., and Betty M. Stiles, husband and wife  
Recorded: November 12, 2002  
Auditor's No.: 200211120151  
Regarding: Joint Private Utility Maintenance Agreement

**E. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Recorded: November 12, 2002  
Auditor's No.: 200211120150  
Executed By: William A. Stiles, Jr., et al