



201810310114

10/31/2018 03:55 PM Pages: 1 of 1 Fees: \$99.00
Skagit County Auditor

When recorded return to:
Eva Maria Mendoza and Raul Mendoza

Recorded at the request of:
Guardian Northwest Title
File Number: 116751

Statutory Warranty Deed

116751

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 Eva Maria Mendoza and Raul Mendoza, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3, "SKAGIT HIGHLANDS DIVISION IV, A PLANNED UNIT DEVELOPMENT", as per plat recorded under Auditor's File No. 200608230062, records of Skagit County, Washington.

Tax Parcel Number(s): P124915, 4902-000-003-0000

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

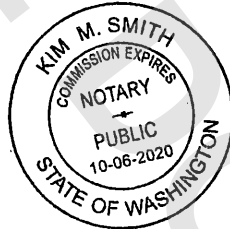
Dated OCTOBER 26, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184852
OCT 31 2018

Amount Paid \$5,772.²⁰
Skagit Co. Treasurer
By mm Deputy

Claus Brothers, LLC

[Signature]
By: James E. Claus, Managing Member



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James E. 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: 10-26-2018

Kim M. Smith
Kim Smith
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 10-6-2020

Guardian Northwest Title