

When recorded return to:

Jesus Jimenez Sanchez and Yolibeth Araque Sanchez
1224 South 2nd Street, APT #3
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243394
Dec 24 2024
Amount Paid \$5733.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-22309-TO

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 **Jesus Jimenez Sanchez and Yolibeth Araque Sanchez, husband and wife**

the following described real estate, situated in the County Skagit, State of Washington:

Lots 19 and 20, Block 63, FIRST ADDITION TO THE TOWN OF SEDRO, according to the plat thereof, recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated legal description: Property 1:

Lots 19 & 20, Block 63, FIRST ADDITION TO THE TOWN OF 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 "A" attached hereto

Tax Parcel Number(s): P76011/4150-063-020-0012

Statutory Warranty Deed
LPB 10-05

Order No.: 24-22309-TO

Page 1 of 3

Dated: 12/17/24

CLAUS BROTHERS, LLC, a Washington Limited Liability Company

By: [Signature]
James E. Claus, Member

By: [Signature]
Robert S. Claus, Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 17th day of December, 2024 by James E. Claus and Robert S. Claus, Members of CLAUS BROTHERS, LLC.

[Signature]
(Signature of notary public)
Stamp

Notary
(Title of office)

My commission expires: 05/10/27

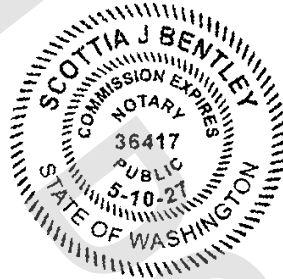


EXHIBIT A

24-22309-TO

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: First Addition to the Town of Sedro

Recorded: January 11, 1890

Auditor's No.: Volume 3 of Plats, Page 29

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

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Page 3 of 3