202504040119
04/04/2025 11:14 AM Pages: 1 of 3 Fees: $305.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:

Jose Sedano
1320 Virginia Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250979
Apr 04 2025
Amount Paid $4885.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23077-TB

THE GRANTOR(S) **J CLAUS 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 **Jose Sedano, an unmarried man**

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

Lots 7 and 8, Block 11, PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lots 7 & 8, Block 11, PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON

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): P54338/3758-011-008-0007

UNOFFICIAL DOCUMENT

Dated: 4/2/25

J CLAUS LLC, a Washington Limited Liability Company

By: _____
James E. Claus, Member

By: _____
Carmen S. Claus, Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 2nd day of April, 2025, by James E. Claus and Carmen S. Claus, Members of J CLAUS LLC.

_____
(Signature of notary public)
Stamp

Notary
(Title of office)

My commission expires: 05/10/27

SCOTTIA J BENTLEY
NOTARY PUBLIC
COMMISSION EXPIRES
36417
5-10-27
STATE OF WASHINGTON

EXHIBIT A

25-23077-TB

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: Southern Addition to Mount Vernon
Recorded: January 12, 1891
Auditor's No.: Volume 2 of Plats, Page 110

End of Exhibit A

UNOFFICIAL DOCUMENT