



200407260142

Skagit County Auditor

7/26/2004 Page 1 of 2 11:42AM

AFTER RECORDING MAIL TO:

James Claus
15193 Doris Street
Anacortes, WA 98221

FIRST AMERICAN TITLE CO.

A81594-E-2

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81594

QUIT CLAIM DEED

Grantor(s): Carmen Claus
Grantee(s): James Claus
Abbreviated Legal:
Section 33, Township 35, Range 5; Ptn. NW - SE aka Tract B of Short Plat #96-067
Assessor's Tax Parcel Number(s): 350533-4-005-0200 P108827

THE GRANTOR CARMEN CLAUS for and in consideration of WAC NO. 458-61-340(1) conveys and quit claims to JAMES CLAUS, a married man as his sole and separate estate, the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the grantor(s) therein:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

See Legal Description attached hereto as Exhibit "A"

3856
JUL 26 2004

Dated: July 21, 2004

Amount Paid \$
Skagit Co. Treasurer
By *Mam* Deputy
Carmen & James
Carmen Claus

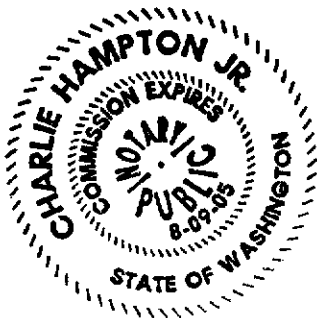
State of Washington
County of King } SS:

I certify that I know or have satisfactory evidence that Carmen Claus, the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: July 23, 2004

Charlie Hampton Jr.

Notary Public in and for the State of Washington
Residing at Sec 14e, WA
My appointment expires: 8-9-05



UNOFFICIAL DOCUMENT

Exhibit "A"

Parcel 1:

Lot "B". Skagit County Short Plat No. 96-067, approved May 23, 1996 and recorded May 28, 1996 in Volume 12 of Short Plats, page 104, under Auditor's File No. 9605280006, records of Skagit County, Washington; being a portion of Lot 1, Skagit County Short Plat No. 93-078, approved January 13, 1994 and recorded January 13, 1994, in Volume 11 of Short Plats, page 52, under Auditor's File No. 9401130097, records of Skagit County, Washington; being a portion of the South ½ of the Northwest ¼ of the Southeast ¼ of Section 33, Township 35 North, Range 5 East, W.M;

EXCEPT that portion lying Easterly of the Westerly line of the County Road as it existed on November 9, 1946.

Parcel 2:

An easement for access and utilities over a 30 foot strip running East to West across the North 30 feet of Lot "A" of said Skagit County Short Plat No. 96-067, being a portion of the South ½ of the Northwest ¼ of the Southeast ¼ in Section 33, Township 35 North, Range 5 East, W.M.



200407260142

Skagit County Auditor