

When recorded return to:

JAMES E. CLAUS
20701 SE 24TH ST.
SAMMAMISH, WA 98074



200803140121
Skagit County Auditor

3/14/2008 Page 1 of 2 3:40PM

Filed for Record at Request of
Guardian Northwest Title
Escrow Number: B94071

QUIT CLAIM DEED

GUARDIAN NORTHWEST TITLE CO.

B94071E-1

Grantor: CARMEN CLAUS
Grantee: JAMES E. CLAUS
Abbreviated Legal:

Section 29, Township 35, Range 6, Ptn. NW NE (aka Tract A and Ptn. Tract B, Short Plat No. 38-75)

THE GRANTOR CARMEN CLAUS, A MARRIED PERSON for and in consideration of TO ESTABLISH SEPARATE ESTATE PURSUANT TO WAC 458-61A-203(2) conveys and quit claims to JAMES E. CLAUS, a married man as his 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 therein:

The North 506.70 feet of the West 304.17 feet of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 Section 29, Township 35 North, Range 6 East, W.M., as measured along the Westerly and Northerly lines of said subdivision; EXCEPT South Skagit Highway along the North line thereof; AND EXCEPT the West 20 feet thereof conveyed to Skagit County for road purposes, by Deed recorded January 30, 1951 under Auditor's File No. 456321; AND ALSO EXCEPT the North 30 feet and the West 30 feet thereof conveyed to Skagit County for road purposes by Deed recorded October 30, 1975 under Auditor's File No. 825548. (Also known as Parcel "A" of Short Plat No. 38-75.)

Parcel "B":

That portion of Tract "B" of Short Plat No. 38-75, approved December 5, 1975, under Auditor's File No. 827408, in Volume 1 of Short Plats, page 83, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of Tract "A" of said Short Plat No. 38-75; thence South 89°06'00" East along the South line of the South Skagit Highway, 153 feet; thence South parallel to the East line of said Tract "A", 476.70 feet; thence North 89°06'00" West, 153 feet to the Southeast corner of said Tract "A"; thence North along the East line of said Tract "A"; a distance of 476.70 feet to the point of beginning; (being a portion of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 35 North, Range 6 East, W.M..

Tax Parcel Number(s): P42002, 350629-1-009-0009

Dated: 2-28-08

P43002, 350619-1-009-0108

Carmen A Claus
CARMEN CLAUS

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

807

MAR 14 2008

Amount Paid \$
Skagit Co. Treasurer
By *nam* Deputy

State of Washington }
County of King } SS:

I certify that I know or have satisfactory evidence that CARMEN CLAUS the person who appeared before me, and said person acknowledge that SHE signed this instrument and acknowledge it to be HER free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2-29-08

Mary L. McGeough



Notary Public in and for the State of Washington
Residing at: King County
My appointment expires: 8-10-10

UNOFFICIAL DOCUMENT

