

When Recorded Return to:

JON S. CLAUS

DEBORAH A. CLAUS

4913 Old Hill Road
Wilmington DE 19807



200806300243

Skagit County Auditor

6/30/2008 Page

1 of

2 4:04PM

Chicago Title Company - Island Division

Order No: AE12418 MM Title Order No: IC45751

STATUTORY WARRANTY DEED

THE GRANTOR **MARJORIE ANN KILBREATH**, as her separate estate

for and in consideration of **One Million Four Hundred Sixty-Five Thousand and 00/100...(\$1,465,000.00) DOLLARS**

in hand paid, conveys and warrants to **JON S. CLAUS and DEBORAH A. CLAUS, husband and wife**

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

PARCEL A:

Part of Lot 43, DECEPTION PASS WATERFRONT TRACTS, according to the plat thereof recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington, lying South of a line running from the most Northerly corner of Lot 42 said Deception Pass Waterfront Tracts, Easterly to the most Easterly corner of Lot 43 said Deception Pass Waterfront Tracts; Also, Lots 41 and 42, Deception Pass Waterfront Tracts, according to the plat thereof, recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington; Also, tidelands of the second class extending to the line of extreme low tide and situate in front of, adjacent to or abutting on the above described premises.

Situated in Skagit County, Washington

PARCEL B:

A portion of Lots 43 and 44 of DECEPTION PASS WATERFRONT TRACTS, according to the plat thereof, recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington, described as follows:

Beginning at the most Westerly corner of Lot 43;
Thence Northerly following the Easterly line of an unnamed 40 foot street in said plat 23.37 feet;
Thence 74°28' East, 352.06 feet to the Easterly line of said Lot 44;
Thence Southwesterly along said Easterly line of Lot 44 to the most Easterly corner of said Lot 43;
Thence North 62°09'20" West 349.92 feet to the point of beginning;
TOGETHER WITH all tidelands of the second class in front of the above described tract and intervening uplands, if any;

EXCEPTING any portion conveyed to Skagit County for Yokeko Drive.

Situated in Skagit County, Washington

Tax Parcel Number(s): P64896; P64897; P64898 and P64900

Subject to: Restrictions, reservations and easements of record.

Dated: June 17, 2008

Marjorie Ann Kilbreath 6-26-08
MARJORIE ANN KILBREATH Date

Dean P. Townsend

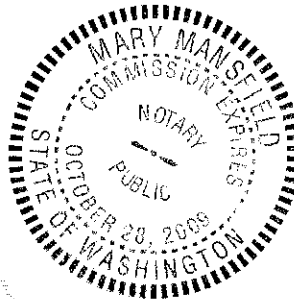
STATE OF WASHINGTON
COUNTY OF Skagit

and Dean P Townsend

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

Dated: 6-26-08
Wendy Muskle

Notary Public in and for the State of Washington
Residing at audits
My appointment expires: 10-28-09



2148
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUN 30 2008

Amount Paid: 26082.00
Skagit County Treasurer
By: fr



200806300243
Skagit County Auditor