



200911130060

Skagit County Auditor

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After recording return to:

The Claus Family Corporation
Attn: Mr. James E. Claus
15193 Doris Street
Anacortes, WA 98221

3487

SKAGIT COUNTY
Contract # C20090567
Page 1 of 5

Document Title: Quit Claim Deed

Grantor: Skagit County, a Political Subdivision of the State of Washington.

Grantee(s): The Claus Family Corporation, a Washington corporation.

Tax Parcel No(s): P73162 (XrefID: 4101-135-017-0005); and
P73161 (XrefID: 4101-135-013-0009)

Abbreviated Legal: Portions of Vacated Right of Way Located Adjacent to FIDALGO CITY LOTS 14 TO 17 BLK 135; and FIDALGO CITY, BLOCK 135, LOT 11 THROUGH 13., ACRES 0.44, TOGETHER WITH VACATED ALLEY, 4TH STREET AND WASHINGTON AVENUE ADJACENT THERETO, AS WOULD ATTACH BY OPERATION OF LAW.

QUIT CLAIM DEED

The Grantor, **Skagit County, a Political Subdivision of the State of Washington**, for the sole purpose of correcting inaccuracies in title to former public right-of-way to facilitate the issuance of title insurance, and not for monetary consideration, but for good and valuable consideration, conveys and quit claims to **The Claus Family Corporation, a Washington corporation**, the Grantee(s), the following described real estate, including any after-acquired interest of Grantor, situated in the County of Skagit, State of Washington:

See, **Exhibit A**, attached hereto and incorporated by reference.

Situate in Skagit County, State of Washington.

STATE OF WASHINGTON

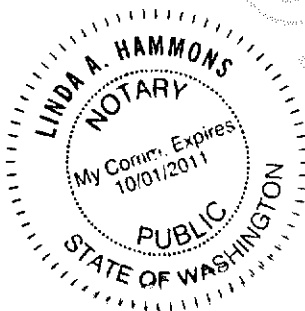
COUNTY OF SKAGIT

ss.

I certify that I know or have satisfactory evidence that Kenneth A. Dahlstedt, Sharon Dillon, and/or Ron Wesen is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized execute the instrument and acknowledged it as Commissioner(s) of Skagit County, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

DATED this 21 day of September, 2009.

(SEAL)



Linda Hammons
Notary Public
print name: Linda Hammons
Residing at Skagit County, WA
My commission expires 10/01/2011

BOUNDARY ADJUSTMENT
Reviewed and approved
in accordance with S.C.
Code Chapter 14.15

Gail Roeder
SKAGIT CO. PLANNING & PERMIT CNTR

Date: 10/11/2009



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This Deed is given to quiet title to a public right-of-way pursuant to Laws 1889-90, Chapter 19, Section 32 and Laws of 1909, Chapter 90, Section 1, in recognition that this right-of-way was unopened between 1890 and 1904, and not for monetary consideration. The purpose of this deed is solely to correct an inaccuracy in the records of title.

This conveyance is subject to private easements and/or private rights-of-way, if any, over and across the above-described real property.

The above-described property is combined with adjoining properties of Grantee(s), and shall not be conveyed as separate building lots without compliance with the applicable Skagit County subdivision ordinance. The property described herein is to be aggregated with the property owned by Grantee(s) as part of the recognition of the reversionary rights of Grantee(s) to vacated streets and alleys, and is not for the purpose of creating additional building lot(s).

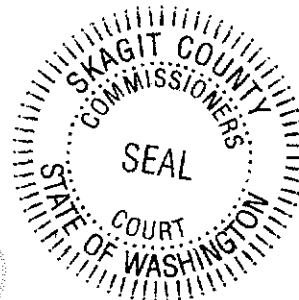
DATED this 21 day of September, 2009.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

Kenneth A. Dahlstedt
KENNETH A. DAHLSTEDT, Chairman

Sharon D. Dillon
SHARON DILLON, Commissioner

Ron Wesen
RON WESEN, Commissioner



Attest:

Linda Hammons
Clerk of the Board

Approved as to form:

[Signature]
Deputy Prosecuting Attorney



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EXHIBIT A

That portion of the North $\frac{1}{2}$ of vacated 4th Street in "THE MAP OF FIDALGO CITY" as per plat recorded in Volume 2 of Plats, Page 113 and 114, records of Skagit County, Washington lying between the Southerly extensions of both the West line of Lot 14, and the centerline of the alley of Block 135 of said Plat, TOGETHER WITH the West $\frac{1}{2}$ of the vacated alley of said Block lying between the Easterly extensions of both the North line of Lot 17 of said Block, and the South line of Lot 14 of said Block.

Situate in Skagit County, State of Washington.



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