

When recorded return to:

Jeffrey Ryan Claus and Lora Hamerschlag Claus
29 River Ridge Road
Plymouth, NH 03264SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3540

Sep 08 2020

Amount Paid \$12010.00

Skagit County Treasurer

By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-5212

THE GRANTOR(S) The Claus Family Corporation, a Washington Corporation, 15193 Doris St, Anacortes, WA 98221,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Jeffrey Ryan Claus and Lora Hamerschlag Claus, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.Abbreviated legal description: Property 1:
Tract 2 and portion Tract 3 of Deception Pass Waterfront Tracts

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 "B" attached hereto

Tax Parcel Number(s): P64866

Dated: 9/11/2020

The Claus Family Corporation Inc., a Washington Corporation

By: Jon S. Claus
Jon Claus, PresidentStatutory Warranty Deed
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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jon Claus is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of The Claus Family Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9-4-2020Signature Peggy A. LandTitle ESQMy appointment expires: June 16, 2021

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 15893 Yokeko Dr, Anacortes, WA 98211
Tax Parcel Number(s): P64866

Property Description:

Tracts 2 and 3 of "DECEPTION PASS WATERFRONT TRACTS" as per plat recorded in Volume 5 of Plats, Page 26, records of Skagit County, Washington; EXCEPT that portion of said Tract 3 awarded to Donald L. Berkey & Jean L. Berkey, husband and wife, pursuant to Stipulated Decree Quieting Title entered June 29, 2009 in Skagit County Cause No. 07-2-00751-5 and recorded July 1, 2009 as Auditor's File No. 200907010002.

TOGETHER WITH that portion of the vacated South 25 feet of Starr Street which reverted to said Tract 2 by operation of law.

ALSO TOGETHER WITH Second Class Tidelands extending to the line of extreme low tide situated in front of, adjacent to and abutting both said Tract 2 and the above described portion of said Tract 3.

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EXHIBIT B

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1. Reservations contained in deed from the State of Washington, recorded under Auditor's File No. 384767, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved by deed referred to above.

2. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

3. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. § 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

4. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

5. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

6. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Edward A. Clifford, et ux, et al, recorded 11/14/1945 as Auditor's File No. 385071. Affects: Tract 2.

7. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Edward A. Clifford, et ux, et al, recorded 4/14/1947 as Auditor's File No. 205243. Affects: Tract 3 and other property.

8. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Deception Pass Waterfront Tracts recorded 11/27/1945 as Auditor's File No. Deception Pass Waterfront Tracts.

9. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by William F. Parsell, et ux., recorded 04/29/1947 as Auditor's File No. 403807. Affects: Tract 3.

10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 06/25/1990 as Auditor's File No. 9006250024.

11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the

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following plat/short plat/survey named Survey recorded 08/10/2005 as Auditor's File No. 200508100085.

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 10/13/2009 as Auditor's File No. 200910130112.

13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 05/06/2020 as Auditor's File No. 202005060075.

Affects: West line of Lot 2.