

When recorded return to:

Shrimp Shack, Inc.
PO Box 2212
Anacortes, WA 98221

GNW 21-10759

STATUTORY WARRANTY DEED

THE GRANTOR(S) The Claus Family Corporation, a Washington Corporation, 15697 Yokeko Drive, Anacortes WA 98221,

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

in hand paid, conveys, and warrants to Shrimp Shack, Inc., a Washington Corporation

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:
LTS 1-3, BLK 135, Map of Fidalgo City

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): P115494

Dated: April 29, 2021

The Claus Family Corporation Inc., a Washington Corporation

By: [Signature]
Jon Claus, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1883

Apr 30 2021

Amount Paid \$1205.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10759-TJ

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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.

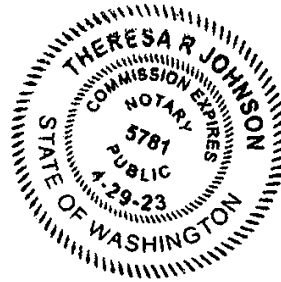
Dated: 4-23-21Signature *Theresa R Johnson*Title NotaryMy appointment expires: 4-29-23

EXHIBIT A
LEGAL DESCRIPTION

Property Address: NHN, Anacortes, WA 98221
Tax Parcel Number(s): P115494

Property Description:

Lots 1, 2 and 3, Block 135, MAP OF FIDALGO CITY, according to the plat thereof recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington;

TOGETHER WITH vacated alley and streets as would attach by operation of law.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

21-10759-TJ

1. 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 Map of Fidalgo City recorded November 7, 1889 as Auditor's File No. Volume 2 of Plats, page 113.
 2. Terms and Provisions of Agreed Judgment Quieting Title in Commercial Avenue, Washington Avenue, Fourth Street, Fifth Street, and Portions of the Alleyways of Blocks 133, 134, and 135, All Within the "Plat of Fidalgo City" was recorded September 18, 1990 under Skagit Auditor's File No. 9009190057.
 3. Private rights of access and utilities, if any, over vacated streets lying within the subject property.
 4. 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 June 30, 1993 as Auditor's File No. 9306300071.
 5. Lot certification, including the terms and conditions thereof, recorded July 23, 1999 as Auditor's File No. 199907230019. Reference to the record being made for full particulars. The company makes no determination as to its affects.
 6. Regulatory notice/agreement regarding Special Use Request/Shoreline Substantial Development (water line replacement) that may include covenants, conditions and restrictions affecting the subject property, recorded March 13, 2006 as Auditor's File No. 200603130175 .
- Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.
7. Lot certification, including the terms and conditions thereof, recorded April 4, 2018 as Auditor's File No. 201804040014. Reference to the record being made for full particulars. The company makes no determination as to its affects.
 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 Survey for Hoyer Homes, LLC recorded May 24, 2018 as Auditor's File No. 201805240064.
 9. There is no recorded means of ingress or egress to a public road from said property. It is assumed that there exists a valid and subsisting easement for that purpose over adjoining properties, but the Company does not insure against any rights based on a contrary state of facts.