



202401020037

01/02/2024 02:31 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When recorded return to:
CLAUS BROTHERS LLC
15193 DORIS STREET
ANACORTES, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 02 2024

QUIT CLAIM DEED

Amount Paid \$ —
By *[Signature]* Skagit Co. Treasurer
Deputy *[Signature]*

GRANTORS: Robert S. Claus; James E. Claus; Claus Brothers, LLC; Heritage Forest LLC; 105 Section LLC

GRANTEE: J CLaus LLC

Parcel Number	Abbreviated Legal Description	Full Legal Page No.
P72869	UMBARGER TRACTS LT 29	2
P77095	PLATE NO. 1, SEDRO HOME ACREAGE, PTN LT 18	2
P77093	PLATE NO. 1, SEDRO HOME ACREAGE, PTN LT 18	2
P77088	PLATE NO. 1, SEDRO HOME ACREAGE, PTN LT 18	2
P121522	PARK COTTAGES, LT 7	2
P54338	S ADD TO MT VERNON, LTS 7 & 8, BLK 11	2
P73732	HTC 2ND ADD TOWN OF HAMILTON, LTS 13-16, BLK 24, & VACATED LANDS #AF9510050041	2
P103377	SW1/4 OF SE1/4 SEC 21 T34 R4	2
P121939	ROSEWOOD PUD PHASE 2 DIV II, LT 95	2
P332198	NORTHGATE TERRACE, DIV I, LTS 4 & 5, BLK 10	2
P77422	W ADD TO TOWN OF WOOLLEY, LT 17 & PTN LT 16, BLK 12	2
P80708	HIGHLAND GLEN, DIV 3, LT 7	2
P72079	1ST ADD TO BURLINGTON, LTS 1 TO 3, BLK 123	3
P124431	KLINGER ESTATES, LT 13	3
P122266	HOMESTEAD PLACE, LT 22	3
P76474	GREENSTREET'S 2ND ADD SEDRO-WOOLLEY, LT 4, BLK B3	3
P67819	PEAVEY'S ACREAGE, TRACT 1, LT 8	3
P67807	PEAVEY'S ACREAGE, TRACT 1, LT 1	3
P124438	KLINGER ESTATES, LT 20	3

Reference numbers of documents assigned or released: N.A.

QUIT CLAIM DEED

In consideration of the winding down of their partnership operations and distribution of partnership assets under 26 USC § 731 and W.A.C. § 458-61A-212, Robert S. Claus and James E. Claus, on behalf of themselves as natural persons, and additionally by and through their wholly-owned partnership entities, namely Claus Brothers, LLC; Heritage Forest LLC; and 105 Section LLC, each of said entities organized as a limited liability company in the State of Washington, all of said natural persons and said entities GRANTORS, do hereby convey and quitclaim all interest in the following described real estate situated in Skagit County, Washington, to the individual partner(s) as set forth herein.

To J CLAUS LLC, a Washington limited liability company, as GRANTEE:

Parcel #	XrefID	Legal Description
P72869	4095-000-029-0013	Lot 29, Umbarger Tracts, as per the plat recorded in Volume 9 of Plats, pages 107 and 108, records of Skagit County, Washington.
P77095	4171-001-018-0417	W 100FT OF N 170FT & W 50FT OF S 140FT OF LOT 18, PLATE NO. 1, SEDRO HOME ACREAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.
P77093	4171-001-018-0318	E 50FT OF W 100FT OF S 140FT LESS S 20FT TRACT 18, PLATE NO. 1, SEDRO HOME ACREAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.
P77088	4171-001-018-0003	THE EAST 56 FEET OF TRACT 18, PLATE NO. 1, SEDRO HOME ACREAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE NORTH 100 FEET THEREOF AND EXCEPT THE SOUTH 20 FEET THEREOF.
P121522	4834-000-007-0000	PARK COTTAGES, LOT 7, AS PER THE PLAT RECORDED AT AF#200404200129, RECORDS OF SKAGIT COUNTY, WASHINGTON.
P54338	3758-011-008-0007	LOTS 7 AND 8, BLOCK 11, PLAT OF THE SOUTHERN ADDITION TO MT. VERNON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 110, RECORDS OF SKAGIT COUNTY, WASHINGTON.
P73732	4113-024-016-0008	LOTS 13 TO 16, BLOCK 24, THE HAMILTON TOWNSITE COMPANY'S SECOND ADDITION TO THE TOWN OF HAMILTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 60, SKAGIT COUNTY, WASHINGTON. TOGETHER WITH VACATED BY THE TOWN OF HAMILTON ORDINANCE NO. 193 A CERTIFIED COPY OF WHICH IS RECORDED IN SKAGIT COUNTY AUDITOR'S FILE NO. 9510050041, LEGALLY DESCRIBED AS FOLLOWS: THE NORTH 50 FEET OF SKAGIT AVENUE ABUTTING THE SOUTH BOUNDARY OF LOTS 13 TO 16, BLOCK 24, PLAT OF HAMILTON TOWNSITE COMPANY'S SECOND ADDITION TO THE TOWN OF HAMILTON, WASHINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 60, RECORDS OF SKAGIT COUNTY, WA; EXCEPT ANY PORTION OF MICHIGAN AVENUE AND CUMBERLAND AVENUE AND EXCEPT THE PUBLIC RIGHT OF WAY 80 FEET IN WIDTH AS MEASURED PERPENDICULAR TO THE NORTHERLY BOUNDARY OF BLOCK 15, OF SAID PLAT, ABUTTING THE NORTHERLY BOUNDARY OF SAID BLOCK 15.
P103377	340421-0-005-0300	THAT PORTION OF THE EAST 1/2 OF THE SW1/4 OF THE SE1/4 OF SEC 21, TWP 34, RNG 4, DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 21 AND THE SOUTH LINE OF DIGBY LANE ROAD SAID POINT BEING 1110.09 FEET NORTH 1 DEGREES 03 MINUTES 31 SECONDS EAST OF THE SOUTHEAST CORNER OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 21; THENCE SOUTH 1 DEGREES 03 MINUTES 31 SECONDS WEST, 185 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREES 03 MINUTES 31 SECONDS WEST 110.78 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 30 SECONDS WEST 113.62 FEET; THENCE NORTH 1 DEGREES 03 MINUTES 31 SECONDS EAST 110.78 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 30 SECONDS EAST 113.62 FEET TO THE POINT OF BEGINNING, SAID TRACT BEING KNOWN AS TRACT 'B' OF SHORT PLAT #20-71, APPROVED NOVEMBER 23, 1971.
P121939	4842-000-095-0000	ROSEWOOD PUD PHASE 2 DIVISION II, LOT 95, AF#200408170112, BEING A PORTION OF SW1/4 OF THE SE1/4 OF SECTION 9.
P77422	4176-012-017-0006	THE WEST 10.6 FEET OF LOT 16 AND ALL OF LOT 17, BLOCK 12, WEST ADDITION TO THE TOWN OF WOOLLEY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON.
P80708	4374-000-007-0003	LOT 7, HIGHLAND GLEN DIV NO. 3, RECORDED IN VOLUME 12 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON.

P72079	4077-123-003-0007	LOTS 1, 2 AND 3, BLOCK 123, FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE WEST 15 FEET OF SAID LOT 3.
P124431	4891-000-013-0000	LOT 13, KLINGER ESTATES, AF#200605080213, RECORDS OF SKAGIT COUNTY, WASHINGTON.
P122266	4846-000-022-0000	LOT 22, HOMESTEAD PLACE SUBDIVISION, AF#200412010051, AMENDED PLAT AF#200505060135, BEING A PORTION OF TRACT 63 OF BURLINGTON ACREAGE, LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST.
P76474	4160-003-004-0008	LOT 4, BLOCK B3, GREENSTREET'S SECOND ADDITION TO SEDRO-WOOLLEY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON.
P67819	3966-001-008-0204	PEAVEY'S ACREAGE, TRACT 1, THE WEST 10 RODS OF LOT 8, INCLUDING MANUFACTURED HOME 1998 SKYLINE AMBERCOVE 60X27 SERIAL NUMBER 61910211K.
P67807	3966-001-001-0201	PEAVEY'S ACREAGE, TRACT 1, THE WEST 10 RODS OF LOT 1.
P124438	4891-000-020-0000	LOT 20, PLAT OF KLINGER ESTATES, AS PER PLAT RECORDED MAY 8, 2006, UNDER AUDITOR'S FILE NO. 200605080213, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXECUTED on this day JANUARY 2, 2024, by the GRANTORS as set forth below.

Robert S. Claus

Robert S. Claus,
On his own behalf as a natural person

James E. Claus

James E. Claus,
On his own behalf as a natural person

Robert S. Claus

Claus Brothers, LLC
By: Robert S. Claus, Managing Member

James E. Claus

Claus Brothers, LLC
By: James E. Claus, Managing Member

Robert S. Claus

Heritage Forest LLC
By: Robert S. Claus, Managing Member

James E. Claus

Heritage Forest LLC
By: James E. Claus, Managing Member

Robert S. Claus

105 Section LLC
By: Robert S. Claus, Managing Member

James E. Claus

105 Section LLC
By: James E. Claus, Managing Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

This instrument was acknowledged before me on January 2nd, 2024 (date) by ROBERT S. CLAUS and JAMES E. CLAUS, both on their own behalf and in a representative capacity as managing members of CLAUS BROTHERS, LLC; HERITAGE FOREST LLC; and 105 SECTION LLC.

Jessica M. Culp
Notary Public
7-25-27

