

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2024 9239
JAN 03 2024

Amount Paid \$
Skagit Co. Treasurer
By *SLB* Deputy

QUIT CLAIM DEED

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

GRANTEE: Robert S. Claus

Parcel Number	Abbreviated Legal Description	Full Legal Page No.
P58471	N P TO ANA LTS 1 TO 3 BLK 604	2
P57539	ISLAND VIEW PARK LT 15 & PTN LT 14	2
P22645	PTN NW1/4 SE1/4 SEC 24 T34N R3E WM	2
P120884	KULSHAN RIDGE PUD LT 4 AF#200310090064	2
P66240	KALLSTROM'S VIEW MOOR PLAT LT 5	2
P43065	SHORT PLAT PL04-0479 PTN LT 1 AF#200408110097	2
P43029	SHORT PLAT PL04-0479 PTN LT 1 AF#200408110097	2
P53712	MOODY'S ADD TO MV LTS 13 & 14 BLK 2	2
P71326	AMEND PLAT OF BURLINGTON N 70 FT OF LTS 6 & 7 BLK 9	2
P59581	SKYLINE NO 7 LOT 2	2
P26438	PTN GOVT LT 11 SEC 19 T34N R4E WM	2
P71230	BLANCHARD LTS 22 & 23, BLK 2, AND PTN ALLEYWAY AF#9409220081	2
P119315	BRICKYARD MEADOWS DIV 1 LT 32	2
P106890	SAHLBOM ANNEX LT 17	2
P64178	CEDARGROVE ON THE SKAGIT LT 112	2
P74777	CLEAR LAKE LT 11 BLK 3 & PTN RR R/W	2
P55188	ANA LTS 15 & 16 BLK 49	2

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 partners as set forth herein.

To Robert S. Claus as GRANTEE:

Parcel #	XrefID	Legal Description
P58471	3809-604-003-0003	Lots 1, 2, and 3, Block 604, Northern Pacific Addition to Anacortes, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.
P57539	3798-000-015-0003	The East 10 feet of Lot 14, all of Lot 15, the Plat of Island View Park, according to the plat thereof recorded in Volume 7 of Plats, page 38, records of Skagit County, Washington.
P22645	340324-4-011-0008	The North 142 feet of the South 406 feet of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 34 North, Range 3 East, W.M., except Penn Road.
P120884	4824-000-004-0000	Lot 4, Kulshan Ridge P.U.D., according to the plat thereof, recorded October 9, 2003, under Auditor's File No. 200310090064, records of Skagit County, Washington.
P66240	3934-000-005-0000	Lot 5, Kallstrom's View Moor Plat, according to the plat thereof recorded in Volume 8 of Plats, page 8, records of Skagit County, Washington.
P43065, P43029	350720-2-004-0000, 350719-1-001-0008	Lot 1, Short Plat # PL04-0479, according to the plat thereof, recorded as Auditor's File No. 200408110097, records of Skagit County, Washington.
P53712	3742-002-014-0007	Lots 13 and 14, Block 2, Moody's Addition to the Town of Mount Vernon, according to the plat thereof recorded in Volume 2 of Plats, page 106, records of Skagit County, Washington.
P71326	4076-009-007-0005	The North 70 feet, as measured along the West line thereof and by a line drawn parallel to the North line thereof, of Lots 6 and 7, Block 9, Amended Plat of Burlington, as per plat recorded in Volume 3 of Plats, Page 17, records of Skagit County, Washington.
P59581	3823-000-002-0007	Lot 2, Skyline No. 7, as per plat recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington.
P26438	340419-0-106-0008	That portion of Government Lot 11, Section 19, Township 34 North, Range 4 East, W.M., described as follows: Beginning at the Northwest corner of Block 12, Behren's & Moody's Addition to West Mount Vernon, as per plat recorded in Volume 2 of Plats, page 101, records of Skagit County, Washington; running thence North along the East line of Baker Street, 80 feet; thence East parallel with the North line of said Behren's & Moody's Addition to the Westerly line of the dike right of way; thence Southerly along said right of way line to the North line of said Addition; thence West to the point of beginning; except road.
P71230	4072-002-023-0004	Lots 22 and 23, Block 2, Blanchard, as per plat recorded in Volume 3 of Plats, page 91, records of Skagit County, together with that portion of vacated alleyway adjoining said Lots as vacated by order of Skagit County Board of Commissioners as recorded under Auditor's File No. 9409220081, records of Skagit County, Washington.
P119315	4796-000-032-0000	Lot 32, Brickyard Meadows - Div. I, as per plat recorded under Auditor's File No. 200207150172, records of Skagit County, Washington.
P106890	4631-000-017-0006	Lot 17, Sahlbom Annex, as per plat recorded in Volume 15 of Plats, pages 179 and 180, records of Skagit County, Washington.
P64178	3877-000-112-0009	Lot 112, Cedargrove on the Skagit, as per plat recorded in Volume 9 of Plats, pages 48 through 51, records of Skagit County, Washington.
P74777	4138-003-011-0008	Lot 11, Block 3, Clear Lake, as per the plat recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington, together with that portion of the 100 foot wide Burlington Northern Railroad Company (formerly Northern Railroad Company) right of way that lies East and North of the East line of said Lot 11 and is described in Auditor's File Nos. 8901190076, 8904040009, and 9106270143, records of Skagit County, Washington; except any portion of the above-described premises lying South of the following described line: commencing at the Southwest corner of said Lot 11; thence North 19 degrees 02'58" East along the West line of Lot 11, a distance of 59.13 feet to the initial point of this line description; thence South 86 degrees 22'36" East, a distance of 140.39 feet to the East line of the Burlington Northern Railroad Company right of way and the terminal point of this line description.
P55188	3772-049-016-0009	Lots 15 and 16, Block 49, Map of the City of Anacortes, as per the plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

EXECUTED on this day 2ND OF JANUARY 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

