

When recorded return to:

Landon Hickenbotham and Lindsey Charvez
9681 Simpson Road
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242549

Oct 11 2024

Amount Paid \$9740.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) The Claus Family Corporation, ~~a Washington Corporation Inc.~~, a Washington Corporation,
15193 Doris Street, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Landon Hickenbotham and Lindsey Charvez, husband and wife

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:
PTN LOT 43, PEAVEY'S ACREAGE TRACTS 1 & 2

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): P67931

Dated: 10-10-24

The Claus Family Corporation, a Washington Corporation Inc., a Washington Corporation

By: *Geoff Arthur*
Geoff Arthur, Authorized Agent

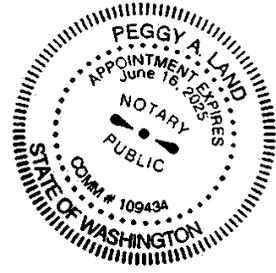
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 10 day of October, 2024 by Geoff Arthur, Authorized Agent of The Claus Family Corporation, a Washington Corporation.

Peggy A. Land
Signature

Notary
Title

My commission expires: June 16, 2025



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 9681 Simpson Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P67931

Property Description:

That part of Lot 43, Tract 1, "Peavey's Acreage, Tracts No. 1 & 2, Sec's 17, 20, 21, 22 & 28, T 35 N, R 5 E," according to the plat recorded in volume 3 of Plats, page 37, records of Skagit County Washington, lying south of the road conveyed to Skagit County by deed dated January 2, 1906, and recorded June 2, 1906, in Volume 62 of deeds, page 227;

EXCEPT the West 16 feet thereof;

ALSO EXCEPT the East 50 feet thereof;

ALSO EXCEPT any portion thereof conveyed to Skagit County by Right of Way Deed recorded August 15, 1997 under Auditor's File No. 9708150073.

EXHIBIT B

24-21536-KH

9. 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 Peavey's Acreage Tracts No. 1 and 2 recorded May 2, 1903 as Auditor's File No. 43979.

10. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of Skiyou Slough, Fender Creek, or the banks of either body of water, or which may result from such change in the future.

11. 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.)

12. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Skiyou Slough and/or Fender Creek.