

When recorded return to:

Daniel Allen Hickenbotham and Cynthia Rose Hickenbotham
46 Buena Vista
Benicia, CA 94510

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253470
Oct 22 2025
Amount Paid \$3317.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) The Claus Family 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 Daniel Allen Hickenbotham and Cynthia Rose Hickenbotham, 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 42 AND 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): P67952/3966-001-099-0006 & P67932/3966-001-043-0300

Dated: 10/2/25

The Claus Family Corporation, Inc., a Washington Corporation

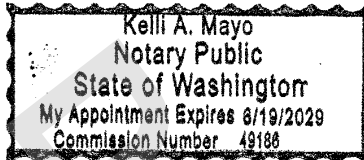
By: [Signature]
Jon S. Claus, President

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 8 day of October, 2025, by Jon S. Claus, President of The Claus Family Corporation, Inc..

[Signature]
(Signature of notary public)
Stamp

Notary
(Title of office)



My commission expires: 6/19/29

Statutory Warranty Deed
LPB 10-05

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 26220 Hoehn Road, Sedro-Woolley, WA 98284

Tax Parcel Number(s): P67952/3966-001-099-0006 & P67932/3966-001-043-0300

Property Description:

PARCEL A:

Part of Lot 42, 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, described as follows:

Beginning on the south line of the county road where it intersects with the west line of said Lot 42;
thence south 225 feet, more or less, to the bank of the Skiyou Slough;
thence easterly along the bank of said slough 286 feet to the center of Fender Creek;
thence northwesterly along the center of Fender Creek to the south line of the county road;
thence westerly 124 feet along the south line of said road to the point of beginning.

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

PARCEL B:

The east 50 feet of 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 any portion thereof conveyed to Skagit County by Right of Way Deed recorded August 15, 1997 under Auditor's File No. 9708150073.

EXHIBIT B

25-24590-KM

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. Easement, affecting a portion of subject property for the purpose of installing, maintaining, replacing, removing and using an electric line, anchors, wires and fixtures including terms and provisions thereof granted to Puget Sound Power & Light Company recorded April 11, 1967 as Auditor's File No. 697314
11. 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.
12. 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.)
13. 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.
14. Lot certification, including the terms and conditions thereof, recorded on July 1, 2020 as Auditor's File No. 202007010163. Reference to the record being made for full particulars. The company makes no determination as to its affects.
18. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.