

When recorded return to:

Town of Hamilton, a Washington municipal corporation  
5101 14th Avenue Northwest, SUITE 200, #307  
Seattle, WA 98107

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20253538

Oct 28 2025

Amount Paid \$565.00

Skagit County Treasurer

By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 25-22891-TB

THE GRANTOR(S) J CLAUS LLC, a Washington Limited Liability Company

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Town of Hamilton, a Washington municipal corporation

the following described real estate, situated in the County Skagit, State of Washington:

Lots 13, 14, 15 and 16, Block 24, "THE HAMILTON TOWNSITE COMPANY'S SECOND ADDITION TO THE TOWN OF HAMILTON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 60, records of Skagit County, Washington.

TOGETHER WITH the real property 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 13-16, Block 24, "THE HAMILTON TOWNSITE COMPANY'S SECOND ADDITION TO THE TOWN OF HAMILTON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 60, records of Skagit County, Washington, 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.

Abbreviated legal description: Property I:

Lots 13-16, Block 24, THE HAMILTON TOWNSITE COMPANY'S SECOND ADDITION

P73732/4113-024-016-0008

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 "A" attached hereto

Statutory Warranty Deed  
LPB 10-05

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Tax Parcel Number(s): P73732/4113-024-016-0008

Dated: 10-24-25

J CLAUS LLC, a Washington Limited Liability Company

By: James E. Claus  
James E. Claus, Member

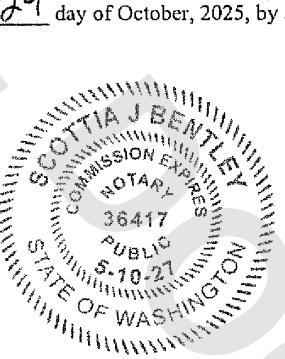
By: Carmen S. Claus  
Carmen S. Claus, Member

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 24<sup>th</sup> day of October, 2025, by James E. Claus and Carmen S. Claus, Members of J CLAUS LLC.

Scottia J. Bentley  
(Signature of notary public)  
Stamp

Notary  
(Title of office)  
My commission expires: 05/10/27



Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT A**

25-22891-TB

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:

Name: The Hamilton Townsite Company's Second Addition to the Town of Hamilton  
Recorded: August 28, 1890  
Auditor's No.: Volume 2 of Plats, Page 60

10. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED  
INSTRUMENT:

In Favor Of: Town of Hamilton  
Recorded: October 5, 1995  
Auditor's No.: 9510050041  
For: Utility services  
Affects: Portion of subject property lying within vacated street

**End of Exhibit A**



## Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County.

A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.