

When recorded return to:

John D. Bame and Mary E. Bame, Trustees of the JOHN D. BAME AND MARY E. BAME LIVING TRUST  
15763 YOKELCO DRIVE  
ANACORTES, WA 98221

GNW 22-16139

### STATUTORY WARRANTY DEED

THE GRANTOR(S) THE CLAUS FAMILY CORPORATION, a Washington Corporation,

for and in consideration of **ten dollars and other valuable consideration as part of a 1031 Tax Deferred Exchange**

in hand paid, conveys, and warrants to John D. Bame and Mary E. Bame, Trustees of the JOHN D. BAME AND MARY E. BAME LIVING TRUST dated November 18, 2016

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:

Lot 30, DECEPTION PASS WATER FRONT TRACTS

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): P64888; 3898-000-030-0011

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223610

Sep 01 2022

Amount Paid \$10230.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Dated: 8-19-22

THE CLAUS FAMILY CORPORATION Inc., a Washington Corporation

By: *Jon Claus*  
Jon Claus, President

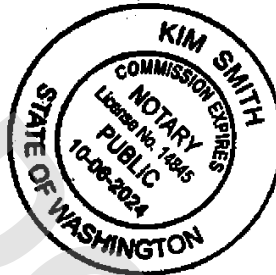
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jon Claus signed this instrument on oath stated that he is authorized to execute this instrument and acknowledge it as the President of The Claus Family Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

*Kim Smith*  
Signature

*Notary*  
Title

My commission expires: 10-6-2024



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 15755 Yokeko Drive, Anacortes, WA 98221  
Tax Parcel Number(s): P64888;3898-000-030-0011

**Property Description:**

Lot 30, DECEPTION PASS WATER FRONT TRACTS, according to the plat thereof, recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington;

ALSO tide lands of the second class situate in front of, adjacent to or abutting on the above described premises.

Situated in Skagit County, Washington.

**EXHIBIT B**

22-16139-KS

10. Right to the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose 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 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.)

11. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and rights of United States of America to regulate commerce, navigation, flood control, fishing and production of power.

12. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

13. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Deception Pass Waterfront Tracts  
Recorded: November 27, 1945  
Auditor's No.: 384358

14. RESERVATION OF MINERALS, ETC., AS PROVIDED BY SECTION 7797-56 OF REMINGTON'S REVISED STATUTES, AS CONTAINED IN DEED: From: State of Washington To: William P. Joslin  
Dated: September 27, 1945 Recorded: November 3, 1945 Auditor's No.: 384767, in Volume 204 of Deeds, page 375 (Affects tidelands only)

15. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey  
Recorded: January 6, 2017  
Auditor's No.: 201701060074

16. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded August 28, 2017, as Auditor's File No. 201708280240.

Statutory Warranty Deed  
LPB 10-05