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07/10/2024 02:59 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Sturrow
DATE 7/10/24

AFTER RECORDING RETURN TO:

Claus Family Corporation 15697 Yokeko Drive, Anacortes, WA 98221

DECLARATION OF EASEMENTS FOR ACCESS AND ELECTRICITY (PSE) FOR

P115491 *LOTS 4, 5, 6, 7, 22 & 23 BLOCK 134 MAP OF FIDALGO CITY, PLAT RECORDED VOLUME 2 OF PLATS, PAGES 113 & 114*

Grantors:

Claus Family Corporation, owner of Parcels P115491 and P73156

Records of Skagit County Washington, their heirs and all
future owners, successors and assigns

Grantees:

Claus Family Corporation, owner of Assessor's Property Tax Parcel

P115491 of Record of Skagit County, Washington, their
heirs and all future owners, successors and assigns

Legal Description:

Lots 8, 9, 10, 11, and 12, Block 134, Map of Fidalgo City, Skagit Co. Washington, as per plat recorded in Volume 2 of Plates, Pages 113 and 114, Records of Skagit County, Washington. Together with vacated alley adjacent to Lots 8, 9, 10 and 11, as would attach by operation of law. Except right of way to State of Washington DOT recorded under warranty deed AF200703140044.

ELECTRICITY EASEMENT—A portion of Parcel P71356- Lot 8 of Block 134, Map of Fidalgo City, Washington. A 10-foot wide easement from power pole on Lot 8, northwest to boundary with P115491. See Attachment A.

ACCESS EASEMENT—A second portion of P71356- Lot 8 of Block 134, Map of Fidalgo City, Washington. An 8-foot wide by 25 foot long access easement from Deception Road right-of-way along north lot line of P71356 and south lot line of P115491. See Attachment A.

Assessor's Property Tax Parcels/Account Numbers:**P73156****P115491****Private Electricity Utility Easement and Access Easement to P114591 from P73156**

KNOW ALL PEOPLE by these presents that the **Claus Family Corporation (CFC)**, the owners of certain real property located in Skagit County, Washington, the legal description, which is as follows:

CFC, owner of Parcel P73156, Records of Skagit County, Washington, their heirs and all future owners, successors and assigns

Does hereby grant, convey, establish and create easements for the placement, maintenance and monitoring, construction, reconstruction, repair and upkeep of electric utility equipment thereto, and grant an access easement to P115491 from P73156, including cutting and removal of brush, trees and other obstructions which interfere with the use of said easements, together with the rights of ingress, egress, along and across the following described portions of the above referenced property or where improvements are constructed:

See Attachment A

IN WITNESS THEREOF, the undersigned have hereunto set their hand and seal

9 this day of July, 2024.

GRANTOR: THE CLAUS FAMILY CORPORATION

Jon S. Claus
Jon S. Claus, President

GRANTEE: THE CLAUS FAMILY CORPORATION STATE OF WASHINGTON,
COUNTY OF SKAGIT

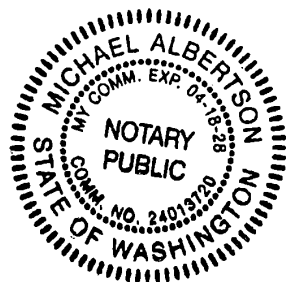
I certify that I know or have satisfactory evidence that Jon S. Claus is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the useless and purposes mentioned in the instrument.

Dated 07/09/2024 Name Michael Albertson

Notary Public in and for the State of Washington

Residing at Anacortes

My appointment expires: 04-18-2028



APPENDIX A

Property Map

