

When recorded return to:

Keith Webster
14876 Deception Road
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241356

Jul 16 2024

Amount Paid \$5877.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-21196

STATUTORY WARRANTY DEED

THE GRANTOR(S) The Claus Family Corporation, 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 Keith Webster, an unmarried man

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:
Lots 4-7, 22, & 23, Block 134, MAP OF FIDALGO CITY

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): P115491

Dated: 7/15/24

The Claus Family Corporation, a Washington Corporation

By: *Jon Claus*
Jon Claus, President

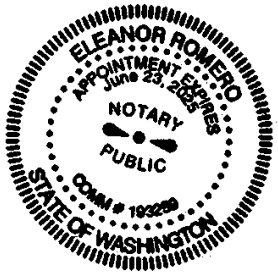
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 15th day of July, 2024 by Jon Claus, President of The Claus Family Corporation, a Washington Corporation.

Eleanor Romero
Signature

Notary
Title

My commission expires: 6/23/2025



Statutory Warranty Deed
LPB 10-05

Order No.: 24-21196-KH

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 14876 Deception Road, Anacortes, WA 98221
Tax Parcel Number(s): P115491

Property Description:

Lots 4, 5, 6, 7, 22, and 23, Block 134, MAP OF FIDALGO CITY, according to the plat thereof recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington;

TOGETHER WITH vacated alley adjacent thereto as would attach by operation of law;

EXCEPT that portion thereof conveyed to Skagit County for road purposes by Deed recorded April 3, 1934 under Auditor's File No. 261289 in Volume 164 of Deeds, pages 197 and 198.

ALSO EXCEPT that portion conveyed to the State of Washington, Department of Transportation, by Warranty Deed recorded March 14, 2007 as Auditor's File No. 200703140044.

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EXHIBIT B

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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 Survey recorded on June 30, 1993 as Auditor's File No. 9306300071.
10. Private rights of access and utilities, if any, over vacated streets lying within the subject property.
11. 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 Survey recorded on June 30, 1993 as Auditor's File No. 9306300071.
12. Lot certification, including the terms and conditions thereof, recorded on July 23, 1999 as Auditor's File No. 199907230014. Reference to the record being made for full particulars. The company makes no determination as to its affects.
13. Easement, affecting a portion of subject property for the purpose of Septic System and Joint Maintenance Agreement including terms and provisions thereof granted to Claus Family Corp. recorded on March 29, 2024 as Auditor's File No. 202403290029
14. Easement, affecting a portion of subject property for the purpose of Electricity Utility and Access Easements including terms and provisions thereof granted to The Claus Family Corporation, a Washington Corporation recorded on July 10, 2024 as Auditor's File No. 202407100056