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08/07/2024 02:35 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 1692  
AUG 07 2024

Amount Paid \$ 1925.00  
Skagit Co. Treasurer  
By *LT* Deputy

**After recording mail to:**

Jon Claus  
Claus Family Corporation  
15697 Yokeko Drive  
Anacortes, WA 98221

**QUIT CLAIM DEED**

The GRANTORS, the Claus Family Corporation, in consideration of \$120,000, Convey and Quit Claim to GRANTEES, Robert S. Claus and DeAnna L. Claus, husband and wife, 3284 Biz Point Road, Anacortes, WA 98221, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantors herein:

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**Assessor's Tax Parcel Numbers:**

Parcel A - P73153, Parcel B - P73156, Parcel C - P115492, Parcel D - P73158

**PARCEL A:**

Lots 12 and 13, Block 133, 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 those portions of vacated 4th Street and Commercial Avenue as would attach by operation of law;

EXCEPT all that portion lying within Deception Pass Road;

ALSO EXCEPT any portion lying within State Route 20; including all that portion conveyed to the State of Washington, Department of Transportation, by Warranty Deed recorded March 14, 2007 as Auditor's File No. 200703140044.

**PARCEL B:**

Lots 8, 9, 10, 11, and 12, 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 to Lots 8, 9, 10, and 11, as would attach by operation of law.

**PARCEL C:**

Lots 14 and 15, 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 that portion described as follows:

Beginning at the Northwest corner of said Lot 15;  
thence West to the centerline of vacated Commercial Avenue;  
thence South to the centerline of vacated 4th Street;  
thence East to the centerline of vacated alley in said Block 134 extended South;  
thence North to the South line of said Lot 15 extended East;  
thence East to the Southwest corner of Lot 12 in said Block;  
thence North to the Northwest corner of said Lot 12;  
thence West to the Northeast corner of said Lot 15;  
thence South to the Southeast corner of said Lot 14;  
thence West to the Southwest corner of said Lot 14;  
thence North to the point of beginning;

EXCEPT any portion lying within State Route 20; including all that portion conveyed to the State of Washington, Department of Transportation, by Warranty Deed recorded March 14, 2007 as Auditor's File No. 200703140044.

**PARCEL D:**

Lots 16 through 21, inclusive, 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 and Commercial Avenue adjacent thereto as would attach by operation of law;

EXCEPT all that portion lying within Deception Pass Road;

ALSO EXCEPT any portion lying within State Route 20; including all that portion conveyed to the State of Washington, Department of Transportation, by Warranty Deed recorded March 14, 2007 as Auditor's File No. 200703140044.

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

6 this day of August, 2024.

GRANTOR: THE CLAUS FAMILY CORPORATION

Jon S. Claus  
Jon S. Claus, President

GRANTEES: Robert S. Claus and DeAnna L. Claus, husband and wife, 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 uses and purposes mentioned in the instrument.

Dated August 6<sup>th</sup> 2024 Name [Signature]

Notary Public in and for the State of Washington

Residing at Oak Harbor

My appointment expires: March 28, 2026

