

When recorded return to:

Hilary P. Hoffman
14844 Deception Road
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241817
Aug 19 2024
Amount Paid \$4005.00
Skagit County Treasurer
By Lena Thompson Deputy

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 Hilary P. Hoffman, an unmarried woman

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 1-3, 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): P73155

Dated: 8/19/24

The Claus Family Corporation, a Washington Corporation

By: [Signature]
Jon S. Claus, Authorized Agent

By: [Signature]
Jim Claus, Authorized Agent

Statutory Warranty Deed
LPB 10-05

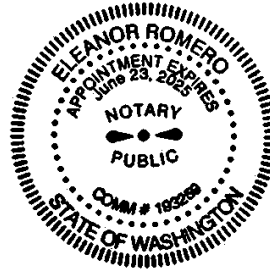
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 19th day of August, 2024 by Jon S. Claus and Jim Claus,
Authorized Agents of The Claus Family Corporation, a Washington Corporation.

Eleanor Romero
Signature

Notary
Title

My commission expires: 6/23/2025



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 14844 Deception Road, Anacortes, WA 98221
Tax Parcel Number(s): P73155

Property Description:

Lots 1, 2, and 3, 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. 261290.

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.

EXHIBIT B

24-21442-KH

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. 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