



201605040077

Skagit County Auditor

\$79.00

5/4/2016 Page

1 of

7 1:55PM

AFTER RECORDING MAIL TO:

Name: Daniel A. Buescher

Address: 875 W. Pecos Rd., #2039

City, State, Zip: Chandler, Arizona 85225

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20161751
MAY 04 2016

Quitclaim Deed

Amount Paid \$ 0
Skagit Co. Treasurer
By *N. Buescher* Deputy

IN WITNESS WHEREOF, Carolyn M. McIntyre, married, of 1543 E. Doral Dr., Chandler, AZ 85249, (the "Grantor"), for and in consideration of \$0.00, conveys and quit claims to Daniel A. Buescher, married, of 875 W. Pecos Rd., #2039, Chandler, AZ 85225, (the Grantee"), the following described real estate as his sole property, situated in the county of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Legal Description (abbreviated):

Section 13, Township 35, Range 8; PNT GOV Lot 8 and Section 24, Township 35, Range 8; PNT GOV, Lot 1 and Section 24, Township 35, Range 8; PNT GOV, Lot NE NE; and as more completely described in Exhibit 'A' attached hereto and made a part hereof.

Assessor's Property Tax Parcel/ Account Number: P44162, P44178, P43822, P43823

And the said Grantor does attest for the Grantee and Grantee's heirs and assigns, that at and until ensealing of these presents, the Grantor is well seized of the above described premises, as a good and indefeasible estate in fee simple, and has a good right to quit claim the same in the manner and forms above written.

Dated: MARCH 31, 2016

Signed in the presence of:

Rutha Thomas

Signature

Carolyn M. McIntyre

Carolyn M. McIntyre

RUTHA THOMAS

Name

Daniel A. Buescher

Daniel A. Buescher

UNOFFICIAL DOCUMENT

Spousal Acknowledgement

I, Daniel A. Buescher of 875 W. Pecos Rd., #2039 Chandler, AZ 85225, spouse of Carolyn M. McIntyre, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: [Handwritten Signature]

STATE OF WASHINGTON

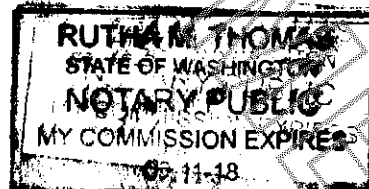
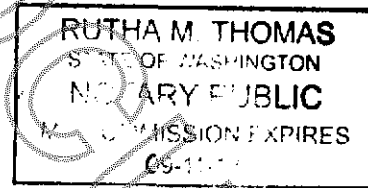
COUNTY OF KING

I certify that I know or have satisfactory evidence that Daniel A. Buescher, is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that he/she is 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 this instrument.

Dated: 31st day of MARCH, 2016

Rutha Thomas

Notary Public in and for the State of Washington



My commission expires: 09-11-18

Spousal Acknowledgement

I, Carolyn M. Buescher of 1543 E. Doral Dr, Chandler, AZ 85249, spouse of Daniel A. Buescher, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: _____

Carolyn M. Buescher

STATE OF WASHINGTON

COUNTY OF KING

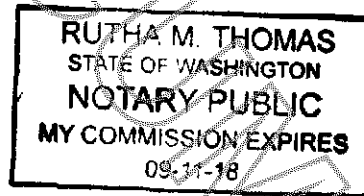
I certify that I know or have satisfactory evidence that Carolyn M. Buescher, is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 31st day of MARCH, 2016

Rutha Thomas

Notary Public in and for the State of Washington

My commission expires: 09-11-18



Grantor Acknowledgement

STATE OF WASHINGTON

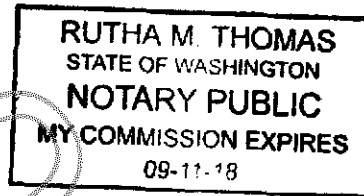
COUNTY OF KING

I certify that I know or have satisfactory evidence that Carolyn M. McIntyre, and Daniel A. Buescher, are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Dated: 31st day of MARCH, 2016

Rutha Thomas
Notary Public in and for the State of Washington

My commission expires: 09-11-18



UNOFFICIAL DOCUMENT

EXHIBIT "A"

PARCEL "A":

That portion of Government Lot 8 of Section 13, Township 35 North, Range 8 East, W.M., lying Southwesterly of Great Northern Railway Company railroad right of way.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The North $\frac{1}{2}$ of Government Lot 1 of Section 24, Township 35 North, Range 8 East, W.M.,

EXCEPT the South 300 feet thereof.

PARCEL "C":

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 8 East, W.M., lying Southerly of the Great Northern Railway Company railroad right-of-way and lying Westerly of that certain fence referred to in deed dated April 27, 1956, and recorded April 30, 1956, under Auditor's File No. 535303, records of Skagit County, Washington, executed by Henry N. Sjoboen, et ux to Magnus Miller, et ux;

EXCEPT that portion thereof lying Southerly of that certain strip conveyed to Charlene R. La Fleur by deed dated March 26, 1973, and recorded March 26, 1973, under Auditor's File No. 782484, records of Skagit County, Washington, described as follows:

That certain strip of land upon which there is now located an existing driveway running from the county road, in an Easterly and Westerly direction, to the South 300 feet of the North $\frac{1}{2}$ of Government Lot 1, not exceeding 20 feet in width and lying within a 20 foot wide strip of land in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 8 East, W.M., lying Northerly of and adjacent to the following described line:

Beginning at a point on the West line of the county road, as the same existed on April 27, 1956, 162 feet Southerly of the intersection of said West line and the South line of the Great Northern Railway Company right-of-way, said point being the Southeast corner of that certain tract conveyed in deed to Magnus Miller, et ux, from Henry N. Sjoboen, et ux, dated April 27, 1956, recorded April 30, 1956, under Auditor's File No. 535303, records of Skagit County, Washington; thence Westerly along said South line of said tract to an existing fence line referred to in said deed; thence Westerly in a straight line to a point 20 feet South of the Northeast corner of the South 300 feet of the North $\frac{1}{2}$ of Government Lot 1 of said Section, said point being the terminal point of said line.

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UNRECORDED

PARCEL "D":

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at a point of intersection of the West line of the county road as the same existed on May 14, 1937, and the South right-of-way line of the Great Northern Railway Company right-of-way; thence 20 feet South along the West line of said county road extended, being the true point of beginning; thence Westerly and parallel with the South line of the Great Northern Railway Company right-of-way and 20 feet Southerly thereof a distance of 501 feet, more or less, to a fence line as referred to in deed dated April 27, 1956, and recorded April 30, 1956, under Auditor's File No. 535303, records of Skagit County, Washington, executed by Henry N. Sjoboen, et ux, to Magnus Miller, et ux, thence Southerly along said existing fence line a distance of 261 feet; thence in an Easterly direction to a point on the West right-of-way line of said above described county road extended Southerly to said point and a distance of 142 feet Southerly from the point of beginning; thence Northerly along the West line of said county road extended to the true point of beginning.

EXCEPT from the above described Parcels "C" and "D" that certain strip conveyed to Charlene R. La Fleur by deed dated March 26, 1973, and recorded March 26, 1973, under Auditor's File No. 782484, records of Skagit County, Washington, described therein as follows:

That certain strip of land upon which is now located an existing driveway running from the county road, in an Easterly and Westerly direction, to the South 300 feet of the North $\frac{1}{2}$ of Government Lot 1, not exceeding 20 feet in width, and lying within a 20 foot wide strip of land in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 8 East, W.M., lying Northerly of and adjacent to the following described line:

Beginning at a point on the West line of the county road, as the same existed on April 27, 1956, 162 feet Southerly of the intersection of said West line and the South line of the Great Northern Railway Company right-of-way, said point being the Southeast corner of that certain tract conveyed in deed to Magnus Miller, et ux, from Henry N. Sjoboen, et ux, dated April 27, 1956, recorded April 30, 1956, under Auditor's File No. 535303, records of Skagit County, Washington; thence Westerly along South line of said tract to an existing fence line referred to in said deed; thence Westerly in a straight line to a point 20 feet South of the Northeast corner of the South 300 feet of the North $\frac{1}{2}$ of Government Lot 1 of said Section, said point being the terminal point of said line.

PARCEL "E":

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 8 East, W.M., lying Southerly of the Great Northern Railway Company railroad right-of-way, Westerly of the West line of the county road as the same existed on May 14, 1937, Easterly of that certain fence referred to in deed dated April 27, 1956, and recorded April 30, 1956, under Auditor's File No. 535303, records of Skagit County, Washington, executed by Henry N. Sjoboen, et ux, to Magnus Miller, et ux, and Northerly of a line 20 feet South of and parallel with the Southerly line of the Great Northern Railway Company right-of-way.

UNRECORDED