

When recorded return to:

Gail Sterling Buchanan
14114 Ervine Road
Anacortes, WA 98221



201208130120
Skagit County Auditor

8/13/2012 Page 1 of 3 3:48PM

Filed for Record at Request of
Guardian Northwest Title
Escrow Number: A103984

GUARDIAN NORTHWEST TITLE CO.

QUIT CLAIM DEED

WLD

ACCOMMODATION RECORDING ONLY

Abbreviated Legal:

Section 15, Township 34 North, Range 1 East; Ptn. Gov't Lot 1 (aka Tract B SP 93-028)

THE GRANTOR GAIL STERLING BUCHANAN, A SINGLE WOMAN, AND JOHN S. BUCHANAN AND CHERYL A. BUCHANAN, HUSBAND AND WIFE, AS TENANTS IN COMMON, for and in consideration of WAC No. 458-61A-204(1) conveys and quit claims to JOHN S. BUCHANAN AND CHERYL A. BUCHANAN, Trustees of The Buchanan Family 2002 Trust dated February 9, 2002, as to an undivided two-thirds interest, and GAIL STERLING BUCHANAN, an unmarried person, as to an undivided one-third interest, the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantors therein:

See attached legal description.

Tax Parcel Number(s): P19442, 340115-0-001-0506

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: 8-7-12

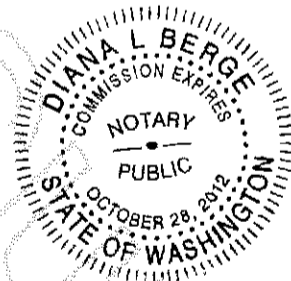
20122449
AUG 13 2012

Gail Sterling Buchanan
Gail Sterling Buchanan

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

John S. Buchanan
John S. Buchanan

Cheryl A. Buchanan
Cheryl A. Buchanan



State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Gail Sterling Buchanan is the person who appeared before me, and said person acknowledge that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/13/2012

Shane L. Berge

Notary Public in and for the State of Washington

Residing at: Anacortes

My appointment expires: 10/28/2012

Order No:

State of Washington
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that John S. Buchanan and Cheryl A. Buchanan are the persons who appeared before me, and said persons acknowledge that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

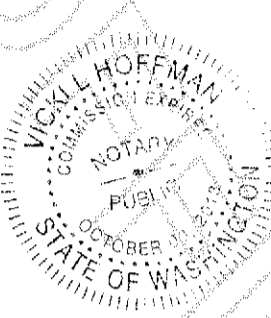
Dated: 8-7-12

Vicki Hoffman

Notary Public in and for the State of Washington

Residing at: ANACORTES

My appointment expires: 10-8-13



QUALIFIED DOCUMENT



Tract B of Skagit County Short Plat No. 93-028, located in Section 15, Township 34 North, Range 1 East of the W.M., approved September 14, 1993, recorded in Volume 10 of Short Plats, page 230, under Auditor's File No. 9309140025 records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for ingress, egress and road and utility purposes over, along, under and across a 60 foot strip of land lying 30 feet on each side of the following described centerline:

Commencing at the Northeast corner of Tract A, Rancho San Juan Del Mar, Subdivision No. 3, Plate 1, records of Skagit County, Washington, said Northeast corner being on the Southerly right of way line of County Road No. 376; thence South 81°19' East 44.92 feet along the Southerly right of way of said county road to the point of beginning of this centerline; thence South 35°44'01" West 147.02 feet; thence South 62°14'11" West 140.14 feet; thence South 45°33'26" West 168.52 feet; thence South 42°09'56" West 167.71 feet; thence South 69°00'48" West 161.45 feet; thence South 60°59'48" West 83.00 feet; thence South 11°12'18" West 220.00 feet, more or less, to a point on a property line described as follows:

Commencing at the Southeast corner of Government Lot 1, Section 15, Township 34 North, Range 1 East of the W.M.; thence North 0°56'38" West 682.49 feet along the East line of Government Lot 1 to the point of beginning of said property line; thence North 88°58'47" West parallel to the South line of said Government Lot 1 to the intersection of said easement centerline;

EXCEPT that portion of said easement lying within the above described main tract.

ALSO TOGETHER WITH that certain effluent line easement and drainfield easement in favor of said Tract B as said easements are delineated on the face of said Short Plat 93-28 and as further established and described by documents recorded under Auditor's File Nos. 872707, 9305120106 and 9305180117, records of Skagit County, Washington.



201208130120
Skagit County Auditor