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07/20/2021 10:51 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

**Filed for Record at request of
and return to:**

Stiles & Lehr Inc., P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro-Woolley, WA 98284

Grantor(s):	Sarah Bucko, Successor Trustee of the Maria Bucko Credit Shelter Trust
Grantee(s):	Laura Bucko and Sarah Bucko, as tenants in common
Legals:	1) TINAS COMA, LOT 40, NE 32-35-04 2) BURLINGTON AC TR 13 DK 12, NW 33-35-04 3) DK 12: BURLINGTON AC TR 13-N OF RLY LESS RD 33-35-04 4) DK 12: TAX 39: BEG AT THE NE COR OF SD W1/2 OF TR 13 BURLINGTON AC, NW 33-35-04 5) BURLINGTON AC TAX 26A 33-35-04
Parcel #s:	1) P117075 / 4755-000-040-0000 2) P62364 / 3867-000-013-2106 3) P62348 / 3867-000-013-0100 4) P62366 / 3867-000-013-2403 5) P62360 / 3867-000-013-1504

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 20 2021

Amount Paid \$
By *Mh* Skagit Co. Treasurer Deputy

QUIT CLAIM DEED

THE GRANTOR, Sarah Bucko, Successor Trustee of the MARIA BUCKO CREDIT SHELTER TRUST, conveys and quit claims unto LAURA BUCKO and SARAH BUCKO, as tenants in common, in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

PARCEL #: P117075 / 4755-000-040-0000

Lot 40, "PLAT OF TINAS COMA", as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

SUBJECT TO an easement 10 feet in width for Ingress and Egress over and across that portion of Lot 40, Plat of Tinas Coma as per plat recorded August 11, 2000 under Auditor's File No. 200008110004, records of Skagit County, Washington, described as follows:

Commencing at the Southeast corner of said Lot 40, and which point is also the Southwest corner of Lot 38 of said plat of Tinas Coma; thence N89°12'36"W along the south line of said Lot 40, a distance of 129.08 feet to a southwest corner of said Lot 40;

thence N0°47'24"E along a westerly line of said Lot 40, a distance of 90.00 feet to a corner of said Lot 40 and the TRUE POINT OF BEGINNING of this easement description;
thence N56°59'29"W, a distance of 35.55 feet;
thence N13°47'47"W, a distance of 50.95 feet, more or less, to a point on the southerly right-of-way line of a cul-de-sac to Bella Vista Lane as platted, and which point bears S7°49'38"E, a distance of 55.00 feet from said cul-de-sac radius point;
thence westerly along the southerly line of said cul-de-sac on a curve to the right having a central angle of 10°38'17" and a radius of 55.00 feet, an arc distance of 10.21 feet;
thence S13°47'47"E, a distance of 56.91 feet;
thence S56°59'29"E, a distance of 23.64 feet, more or less, to a point on a southerly line of said Lot 40 which bears N89°12'36"W, a distance of 18.76 feet from the True Point of Beginning;
thence S89°12'36"E along a southerly line of said Lot 40, a distance of 18.76 feet to the True Point Of Beginning of this easement description.

All situate in the County of Skagit, State of Washington.

PARCEL #: P62364 / 3867-000-013-2106

That portion of the West Half of Tract 13 of the "PLAT OF BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, described as follows:

Beginning at the Northeast Corner of said West Half of Tract 13; thence South 89°46' West along the North line of Tract 13 a distance of 180.50 feet; thence South 0°23'45" East 120.0 feet; thence South 63°11'30" West 140.0 feet; thence South 0°23'45" East 305.97 feet to the Northerly line of State Highway SSH 1-F; thence South 63°11'30" West along said Highway 165.0 feet to the True Point of Beginning for this description; thence North 26°48'30" West 79.0 feet; thence South 63°11'30" West 65.0 feet; thence South 12°36'12" East 81.48 feet to the North line of State Highway; thence North 63°11'30" East along said Highway 85.0 feet to the True Point of Beginning;

TOGETHER WITH permanent and non-exclusive easement for driveway purposes over the following adjoining tracts of land:

BEGINNING AT the Northeast Corner of said West Half of Tract 13; thence South 89°46' West along the North line of Tract 13, a distance of 180.50 feet; thence South 0°23'45" East 120.0 feet; thence South 63°11'30" West 140.0 feet; thence South 0°23'45" East 305.97 feet to the Northerly line of State Highway SSH 1-F; thence South 63°11'30" West

along said Highway 250.0 feet to the True Point of Beginning for this description; thence North 12°36'12" West 81.48 feet; thence South 33°52'15" West 83.72 feet; thence South 26°48'30" East 38.0 feet to the North line of the State Highway; thence North 63°11'30" East 53.0 feet to the True Point of Beginning;

BEGINNING AT the Northeast Corner of said West Half of Tract 13; thence South 89°46' West along the North line of Tract 13, a distance of 180.50 feet; thence South 0°23'45" East 120.0 feet; thence South 63°11'30" West 140.0 feet; thence South 0°23'45" East 305.97 feet to the Northerly line of State Highway SSH 1-F; thence South 63°11'30" West along said Highway 110.0 feet to the True Point of Beginning for this description; thence North 67°56' West 83.63 feet; thence South 26°48'30" East 63.0 feet to the North line of the State Highway; thence North 63°11'30" East 55.0 feet to the True Point of Beginning.

PARCEL #s: P62348 / 3867-000-013-0100 & P62366 / 3867-000-013-2403

That portion of the West ½ of Tract 13 of the "Plat Of The Burlington Acreage Property" as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington, described below:

That portion of the following described Parcel "1" lying Southwesterly of the following described line:

Begin at the Northwestern corner of Parcel "B" of those premises conveyed to Marek J. Bucko by deed recorded March 8, 2004 as Auditor's File No. 200403080152; thence Northwesterly in a straight line to the West right-of-way line of Gardner Road, also being the West line of said Parcel "1", at a point lying 200 feet North of the Northwesterly right-of-way line of State Highway No. 20, as measured along the West line of Gardner Road; said point being the terminus of this line description.

Parcel "1":

Parcel "1" of those premises conveyed to Adolph W. Bucko, et ux, by deed recorded November 18, 1986 as Auditor's File No. 8611180068; said Parcel "1" is described on portion of both the 2nd and 3rd pages of said deed.

PARCEL #: P62360 / 3867-000-013-1504

That portion of the West Half of Tract 13 of the "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, described as follows:

BEGINNING AT the Northeast Corner of said West Half of Tract 13; thence South 89°46' West along the North line of Tract 13 a distance of 180.50 feet; thence South 0°23'45" East 120.0 feet; thence South 63°11'30" West 140.0 feet; thence South 0°23'45" East 305.97 feet to the Northerly line of the State Highway; thence South 63°11'30" West along said Highway 165.0 feet; thence North 26°48'30" West 79.0 feet to the True Point of Beginning for this description; thence continue North 26°48'30" West 5.0 feet; thence South 63°11'30" West 65.0 feet; thence South 26°48'30" East 5.0 feet; thence North 63°11'30" East 65.0 feet to the True Point of Beginning;

All situate in the County of Skagit, State of Washington.

Dated 7-7, 2021

Sarah Bucko
Sarah Bucko, Successor Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me **Sarah Bucko**, who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 7 day of July, 2021



Brock D Stiles
NOTARY PUBLIC in and for the
State of Washington, residing at
Seano Woolley
Commission Expires: 6-20-22