



202401160027

01/16/2024 10:35 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

AFTER RECORDING RETURN TO:

Stuart B. VanBuren Jr.
17963 Wood Rd.
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024-9399
JAN 16 2024

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Grantor: Stuart B. VanBuren Jr.
Grantee: Steven M. Radich

Abbreviated Legal Description:


Portions of Sec.12 and Sec.13, Twn. 34 N, Rng. 2E W.M. and Sec.7, Twn.34N, Rng 3E.,WM

Assessors Property Tax Parcel Account Numbers: P21168,P21170,P20291,P20292,P20293

QUIT CLAIM DEED

The Grantor, Stuart B. VanBuren Jr., surviving spouse of Colleen Kay VanBuren (deceased), for and in consideration of transfer to surviving heir pursuant to an Affidavit (LACK OF PROBATE)(WAC 458-61A-215) conveys and quit claims any and all interest to Grantee Steven Mark Radich, a married person as his separate property the following described real estate, situate in County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

FULL LEGAL DESCRIPTION ATTACHED AS EXHIBIT A




Stuart B. VanBuren Jr.

Dated 1/16 2024.

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that Stuart B. VanBuren Jr. is the individual who appeared before me and said that he signed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.



Notary Public in and for the State of Washington
Residing at Mt Vernon
My commission expires: Aug 1, 2025

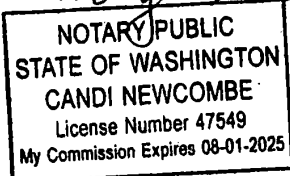


EXHIBIT A**PARCEL A (P20293)**

That portion of Section 12, Township 34 North, Range 2 East W.M. described as follows: Beginning at the intersection of the Middle Slough (Blind Slough) with the Southerly margin of that fifty-foot strip (50') of land condemned on November 12, 2002 under Skagit County Cause No. 00-2-01183-3; thence the following courses and distances along the Southerly margin of said Skagit County Cause:

thence South 75 Degrees 50'05" East a distance of 113.33 feet;
thence South 79 Degrees 24'39" East a distance of 398.70 feet;
thence South 71 Degrees 04'15" East a distance of 299.47 feet;
thence South 75 Degrees 50'05" East a distance of 106.22 feet;
thence South 85 Degrees 17'49" East a distance of 28.82 feet to the centerline of

the existing East Fork of Middle Slough; thence Southerly along the centerline of the said East Fork of Middle Slough the following courses and distances:

thence South 31 Degrees 50'41" East a distance of 38.71 feet;
thence South 27 Degrees 58'22" East a distance of 93.62 feet;
thence South 29 Degrees 24'04" East a distance of 206.23 feet;
thence South 29 Degrees 00'18" East a distance of 102.57 feet;
thence South 26 Degrees 04'24" East a distance of 97.86 feet;
thence South 16 Degrees 20'43" East a distance of 97.66 feet;
thence South 10 Degrees 06'36" East a distance of 103.28 feet;
thence South 07 Degrees 43'24" East a distance of 94.39 feet;
thence South 00 Degrees 04'35" East a distance of 118.73 feet;
thence South 09 Degrees 04'53" West a distance of 202.81 feet;
thence South 03 Degrees 44'39" East a distance of 39.26 feet;
thence South 18 Degrees 46'10" East a distance of 74.53 feet;
thence South 33 Degrees 47'25" East a distance of 159.54 feet; thence leaving

said slough, North 89 Degrees 33'27" West a distance of 1638.58 feet to the centerline of said Middle Slough (Blind Slough); thence Northerly along the centerline of said Blind Slough the following courses and distances:

thence North 16 Degrees 27'15" East a distance of 72.24 feet;
thence North 26 Degrees 28'19" East a distance of 313.61 feet;
thence North 11 Degrees 25'40" East a distance of 275.68 feet;
thence North 21 Degrees 19'48" East a distance of 407.32 feet;
thence North 13 Degrees 23'18" East a distance of 220.85 feet;
thence North 06 Degrees 24'13" West a distance of 121.55 feet;
thence North 16 Degrees 11'00" West a distance of 152.04 feet;
thence North 33 Degrees 17'22" West a distance of 66.58 feet to the POINT OF

BEGINNING, containing 40.0 acres.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, and assessments of record, if any.

PARCEL B: (P20292, P20291, P21170, P21168)

All of that part of the Southeast Quarter of the Northeast Quarter of Section 12 lying South of County Road and West of Telegraph Slough, and all that part of the Southwest Quarter of the Northeast quarter of Section 12 lying between the County Road and the East Fork of Middle Slough, and all that portion of the Northwest Quarter of the southeast quarter of Section 12 lying East of East Fork of said Slough, and all that part of Lot 6, Section 12 lying West of East Slough and Telegraph Slough, and all that part of Lot 4, Section 12 lying East and North of the East Fork of Middle Slough and West of Telegraph Slough, less road, all in Section 12, Township 34 North, Range 2 East, W.M. All that part of the Southeast Quarter of the Northwest Quarter of Section 12 lying South of the County Road and East of Middle Slough, all of Lots 2 and 3 in Section 12, lying East of Middle Slough and all of Lot 2 of Section 13, and all that part of Lot 4 in Section 12 lying South and West of the East Fork of Middle Slough, and all that part of the Northwest Quarter of the Southeast Quarter of Section 12 lying West of the East Fork of Middle Slough, and all that part of the Southwest Quarter of the Northeast Quarter of Section 12 lying South and West of the East Fork of Middle Slough, and all that part of the Northwest Quarter of Southeast Quarter of Section 12 lying North and East of the East Fork of Middle Slough. The said Sections 12 and 13 being in Township 34 North, Range 2 East, W.M.; AND TOGETHER WITH that portion of Government Lot 2, and Government Lot 3, Section 7, Township 34 North, Range 3 East, W.M. lying north and west of Telegraph Slough and south of State Highway No. 1

EXCEPT that portion conveyed to the State of Washington by deed recorded April 14, 1970 under Auditor's File No., 737852.

AND ALSO EXCEPT a strip of land 50 feet wide condemned by City of Anacortes for water pipeline purposes subject to reserved rights to use the surface and access to the above-described premises as declared in Skagit County Cause No. 00-2-01183-3 Stipulated Findings of Fact, Conclusions of Law and Judgment and Decree of Condemnation, Parcel No. 15366 dated November 12, 2002.

Situate in the County of Skagit, State of Washington.

AND ALSO EXCEPT that portion of Section 12, Township 34 North, Range 2 East W.M. described as follows:

Beginning at the intersection of the Middle Slough (Blind Slough) with the Southerly margin of that fifty-foot strip (50') of land condemned on November 12, 2002 under Skagit County Cause No. 00-2-01183-3; thence the following courses and distances along the Southerly margin of said Skagit County Cause:

thence South 75 Degrees 50'05" East a distance of 113.33 feet;

thence South 79 Degrees 24'39" East a distance of 398.70 feet;
thence South 71 Degrees 04'15" East a distance of 299.47 feet;
thence South 75 Degrees 50'05" East a distance of 106.22 feet;
thence South 85 Degrees 17'49" East a distance of 28.82 feet to the centerline of
the existing East Fork of Middle Slough; thence Southerly along the centerline of the said
East Fork of Middle Slough the following courses and distances:

thence South 31 Degrees 50'41" East a distance of 38.71 feet;
thence South 27 Degrees 58'22" East a distance of 93.62 feet;
thence South 29 Degrees 24'04" East a distance of 206.23 feet;
thence South 29 Degrees 00'18" East a distance of 102.57 feet;
thence South 26 Degrees 04'24" East a distance of 97.86 feet;
thence South 16 Degrees 20'43" East a distance of 97.66 feet;
thence South 10 Degrees 06'36" East a distance of 103.28 feet;
thence South 07 Degrees 43'24" East a distance of 94.39 feet;
thence South 00 Degrees 04'35" East a distance of 118.73 feet;
thence South 09 Degrees 04'53" West a distance of 202.81 feet;
thence South 03 Degrees 44'39" East a distance of 39.26 feet;
thence South 18 Degrees 46'10" East a distance of 74.53 feet;
thence South 33 Degrees 47'25" East a distance of 159.54 feet; thence leaving
said slough, North 89 Degrees 33'27" West a distance of 1638.58 feet to the centerline of
said Middle Slough (Blind Slough); thence Northerly along the centerline of said Blind
Slough the following courses and distances:

thence North 16 Degrees 27'15" East a distance of 72.24 feet;
thence North 26 Degrees 28'19" East a distance of 313.61 feet;
thence North 11 Degrees 25'40" East a distance of 275.68 feet;
thence North 21 Degrees 19'48" East a distance of 407.32 feet;
thence North 13 Degrees 23'18" East a distance of 220.85 feet;
thence North 06 Degrees 24'13" West a distance of 121.55 feet;
thence North 16 Degrees 11'00" West a distance of 152.04 feet;
thence North 33 Degrees 17'22" West a distance of 66.58 feet to the POINT OF
BEGINNING, containing 40.0 acres.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions,
reservations, agreements, easements, and assessments of record, if any.