

AFTER RECORDING MAIL TO:

Anthony Michael Buettner
41632 Lower Finney Creek Rd
Concrete WA 98327

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20241847
Date 08/21/2024

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recordors use only

GNW 24-21128

QUIT CLAIM DEEDFile No: **4221-4176868 (TRS)**

Grantor(s): **Jeremy Buettner, Ryan Buettner, Anthony Michael Buettner**
Grantee(s): **Anthony Michael Buettner**
Abbreviated Legal: **Ptn. Lot 8, SUN RIVER RANCHETTES (aka Tract 4, SP 91-030)**
Additional Legal on page:
Assessor's Tax Parcel No(s): **P112672/4500-000-008-0600**

THE GRANTOR(S) Jeremy Buettner, as his separate estate and Ryan Buettner, as his separate estate, Anthony Michael Buettner, as his separate estate for and in consideration of **gift to brother** in hand paid, conveys and quit claims to **Anthony Michael Buettner, an unmarried person**, the following described real estate, situated in the County of **Skagit**, State of **Washington**, together with all after acquired title of the grantor(s) herein:

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Tract 4, Short Plat No. 91-030, approved October 19, 1992, recorded under Auditor's File No. 9210190077, records of Skagit County, Washington, being a portion of Lot 8 of "PLAT OF SUN RIVER RANCHETTES", as per plat recorded in Volume 14 of Plats, pages 55 and 56, records of Skagit County, Washington; TOGETHER WITH a non-exclusive easement over a portion of Section 13, Township 35 North, Range 7 East, W.M., the Southeast 1/4 of the Southwest 1/4, described as follows: Beginning at the South 1/4 corner of said Section; thence North 0 degrees 36'28" East along the centerline of said Section, a distance of 1,119.40 feet to the North line of Lot 8 as shown on the "PLAT OF SUN RIVER RANCHETTES", as per plat recorded in Volume 14 of Plats, pages 55 and 56, records of Skagit County, Washington; thence continuing North 0 degrees 36'28" East, a distance of 30.04 feet to the North line of the 30 foot Lower Finney Creek Road shown on said plat; thence North 86 degrees 27'26" West along the North line of said road, a distance of 325.19 feet to the point of beginning of this

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Quitclaim Deed - continued

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description; thence North 72 degrees 59'26" West, a distance of 283.74 feet; thence North 54 degrees 54'26" West, a distance of 1,214.84 feet to the Southeasterly right-of-way line of the South Skagit Highway No. 360 as shown on said plat; thence South 57 degrees 42'30" West along said right-of-way line, a distance of 32.50 feet to the North line of Lower Finney Creek Road; thence South 54 degrees 54'26" East along the North line of said Lower Finney Creek Road, a distance of 142.11 feet; thence South 72 degrees 59'26" East along the North line of said Lower Finney Creek Road, a distance of 163.24 feet; thence South 86 degrees 27'26" East, along the North line of said Lower Finney Creek Road, a distance of 128.82 feet to the point of beginning of this description; ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the Northerly 30 feet of Tracts 1, 2 and 3 of said Short Plat as delineated thereon.

Dated: 7/31/2024

[Signature]
Jeremy Buettner

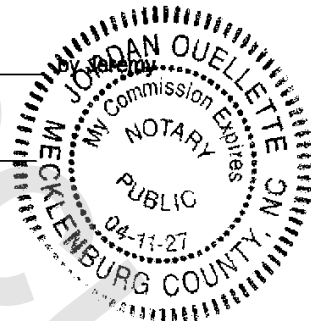
Ryan Buettner

[Signature]
Anthony Michael Buettner

STATE OF North Carolina
Washington)
COUNTY OF Jordanville) ss.

This record was acknowledged before me on 7/31/2024 by Jeremy Buettner.

[Signature]
Notary Public
My commission expires: 04/11/27



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Quitclaim Deed - continued

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description; thence North 72 degrees 59'26" West, a distance of 283.74 feet; thence North 54 degrees 54'26" West, a distance of 1,214.84 feet to the Southeasterly right-of-way line of the South Skagit Highway No. 360 as shown on said plat; thence South 57 degrees 42'30" West along said right-of-way line, a distance of 32.50 feet to the North line of Lower Finney Creek Road; thence South 54 degrees 54'26" East along the North line of said Lower Finney Creek Road, a distance of 142.11 feet; thence South 72 degrees 59'26" East along the North line of said Lower Finney Creek Road, a distance of 163.24 feet; thence South 86 degrees 27'26" East, along the North line of said Lower Finney Creek Road, a distance of 128.82 feet to the point of beginning of this description; ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the Northerly 30 feet of Tracts 1, 2 and 3 of said Short Plat as delineated thereon.

Dated: 7-25-24

Jeremy Buettner



Ryan Buettner

Anthony Michael Buettner

STATE OF Washington)
COUNTY OF)-ss.
)

This record was acknowledged before me on _____ by Jeremy Buettner.

Notary Public
My commission expires:

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Quitclaim Deed - continued

File No.: 4221-4176868 (TRS)

Date: 07/17/2024

STATE OF ~~Washington~~ South Dakota)
COUNTY OF Yankton)-ss.
)

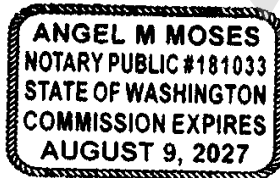
This record was acknowledged before me on July 25, 2024 by **Ryan Buettner**.



[Signature]
Notary Public
My commission expires: 01/29/25

STATE OF Washington)
COUNTY OF Snohomish)-ss.
)

This record was acknowledged before me on August 16, 2024 by **Anthony Michael Buettner**.



[Signature]
Notary Public
My commission expires: 8.9.2027