



202503120001

03/12/2025 08:35 AM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 0700  
MAR 12 2025

Amount Paid \$-0  
By Skagit Co. Treasurer Deputy  
LT

When recorded Return to:

Tracie D. Paul  
Antipolo & Paul Law Firm, P.S.  
2825 Colby Avenue, Suite 203  
Everett, WA 98201

Grantor: Charles A. Ruebush, Sr., aka Charles Ruebush, a married person dealing with his separate property

Grantee: Charles A. Ruebush, Sr. and Phyllis V. Ruebush, husband and wife, as their community property

Legal Description (abbreviated): LOT 69, BLOCK 1, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 49 TO 54, INCLUSIVE, RECORDS OF SKAGIT COUNTY

Skagit County Assessor No.: P66547

QUIT CLAIM DEED

The undersigned GRANTOR, **CHARLES A. RUEBUSH, SR.**, aka **CHARLES RUEBUSH**, a married person dealing with his separate property, for and in consideration of the transfer of such real property to create Community Property with no consideration passing, which is exempt from excise taxes pursuant to WAC 458-61A-203(1), does hereby convey and quit claim to **CHARLES A. RUEBUSH, SR.** and **PHYLLIS V. RUEBUSH**, husband and wife, as their community property, any and all interest he may have in the following described real estate, located at **34277 South Shore Drive, Mount Vernon, WA, 98274, Skagit County, State of Washington**, together with all after-acquired title of the GRANTOR therein, and legally described as follows:

LOT 69, BLOCK 1, AND LOT 37, BLOCK 3, "LAKE CAVANAUGH SUBDIVISION, DIVISION 2", ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 49 TO 54, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Situate in the County of Skagit, State of Washington.

Subject to encumbrances of record.

Skagit County Tax Parcel ID No. P66547.

QUIT CLAIM DEED  
2771.001 4917-4161-8980, v. 1

1

REAL PROPERTY LOCATED AT:  
34277 SOUTH SHORE DRIVE  
MOUNT VERNON, WA 98274

ORIGINAL

The undersigned, **TINA L. KUNA**, has the authority to execute this Quit Claim Deed pursuant to Paragraph 3.22 of **CHARLES A. RUEBUSH, SR.**'s Durable Power of Attorney executed on April 5, 2023.

DATED this 5 day of March, 2025. 2 3:32pm PT

Tracie L Kuna  
**CHARLES A. RUEBUSH, SR., by TINA L. KUNA, as**  
**his attorney-in-fact**

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SNOHOMISH )

On this day personally appeared before me **CHARLES A. RUEBUSH, SR., by TINA L. KUNA, as his attorney-in-fact**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

**SUBSCRIBED AND SWORN** to before me by **CHARLES A. RUEBUSH, SR., by TINA L. KUNA, as his attorney-in-fact** on this 5<sup>th</sup> day of March, 2025.



Tracie D. Paul

(Signature)

Printed Name: Tracie D. Paul  
 Notary Public in and for the State of Washington,  
 residing at: Bothell, Washington  
 My Commission Expires: 12/29/2027