



**202503120002**

03/12/2025 08:38 AM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

When recorded Return to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

202503120002  
MAR 12 2025

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

Grantor: Charles A. Ruebush, Sr. a married person

Grantee: Phyllis V. Ruebush, a married person dealing with her separate 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.**, a married person dealing with his separate property, for and in consideration of love and affection, does hereby convey and quit claim to **PHYLLIS V. RUEBUSH**, as GRANTEE, a married person as her sole and separate property to create a separate property interest in such GRANTEE, all of his interest in the following described real property, commonly known as **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 4897-0390-8388, v. 1

1

PERSONAL RESIDENCE 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<sup>th</sup> day of March, 2025. @ 3:32pm PT

Charles A. Ruebush  
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 24 day of March, 2025.

I back up often

(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



QUIT CLAIM DEED  
2771.001 4897-0390-8388, v. 1

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PERSONAL RESIDENCE LOCATED AT:  
34277 SOUTH SHORE DRIVE  
MOUNT VERNON, WA 98274