

AFTER RECORDING MAIL TO:
Geoffrey L. Buchanan and Cynthia D. Buchanan
14683 Benson Rd
Bow, WA 98232

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20251029
Date 04/09/2025

Filed for Record at Request of: WFG National Title Company of Washington, LLC
Escrow Number: 25-119358
TITLE NO: 214713-LT

QUIT CLAIM DEED

Abbreviated Legal: Ptn NE ¼, Sec 21-35N-R3 EWM

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 350321-0-001-00001P134767

THE GRANTOR Geoffrey L. Buchanan and Cynthia D. Buchanan, who also shows of record as Cynthia D. Egbert, each as a separate estate for and in consideration of to fulfill lender requirement to establish community property, conveys and quit claims to Geoffrey L. Buchanan and Cynthia D. Buchanan, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all after acquired title of the grantor(s) herein:

Dated this 4th day of April, 2025.

☐ If checked, This notarial act involved the use of communication technology.

Geoffrey L. Buchanan

Cynthia D. Buchanan

STATE OF WA

SS.

County of Skagit

This record was acknowledged before me this 4th day of April, 2025 by Geoffrey L. Buchanan and Cynthia D. Buchanan.

F. L. Wells Notary Public
Notary Public for Washington F. L. WELLS
My Commission Expires: 03/26/2029

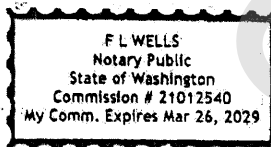


EXHIBIT "A"
LEGAL DESCRIPTION TO QUITCLAIM DEED

That portion of the NE ¼ of Section 21, Township 35 North, Range 3 East, W.M.; described as follows:

BEGINNING at the Southwest corner of the N ½ of the NE ¼ of the NE ¼ of Section 21, Township 35 North, Range 3 East, W.M.;
THENCE Westerly along the South line of the North 40 rods of the NW ¼ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M., to a point 153 Feet East of the East line of that County Road commonly known as 'Benson Road', said point referenced herein as 'Point B';
THENCE continuing Westerly along the South line of the North 40 rods of the NW ¼ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M., to the East line of that County Road commonly known as 'Benson Road';
THENCE Southerly along the said East line of County Road, 110 Feet, to the TRUE POINT OF BEGINNING of this description;
THENCE Northeasterly approximately 115 Feet, plus or minus, to a point that lies 23 Feet south of the above referenced 'Point B';
THENCE Easterly parallel to the South line of the North 40 rods of the NW ¼ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M., 175 Feet;
THENCE Southerly parallel to the West line of the NE ¼ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M., 151 Feet;
THENCE Southwesterly to a point along the East line of the said County Road, said point lying 214 Feet Southerly of the TRUE POINT OF BEGINNING, as measured along the East line of said County Road;
THENCE Northwesterly along the East line of said County Road, to the TRUE POINT OF BEGINNING;

EXCEPT COUNTY ROAD or COUNTY ROAD RIGHT OF WAY;

EXCEPT from all the above described parcels any portion as conveyed to Berenice Rodriguez-Zamora by Statutory Warranty Deed recorded October 15, 2015, under Skagit County Auditor's File No. 201510150035.

Situate in the County of Skagit, State of Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.