

When Recorded Return To:

James A. Paget
23795 Nookachamp Hills Dr.
Mount Vernon, WA 98273
360-770-7877



201409220154

Skagit County Auditor

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REVOCABLE TRANSFER ON DEATH DEED

(per RCW 64.80 – Uniform Real Property Transfer on Death Act)

CAUTION: THIS DEED MUST BE RECORDED PRIOR TO THE DEATH OF THE GRANTOR IN ORDER TO BE EFFECTIVE.

GRANTOR: JAMES A. PAGET

PRIMARY BENEFICIARY: LEONA J. PAGET

ALTERNATE BENEFICIARIES: JAMES MICHAEL KOLLMAN, ANTHONY PAUL KOLLMAN, and DYANA LYNN KOLLMAN FISCHER, as Tenants in Common

LEGAL DESCRIPTION (abbreviated): Lot 70, NOOKACHAMP HILLS PUD, PHASE IIA, which is known by the address 23795 Nookachamp Hills Dr., Mount Vernon, WA 98274

ASSESSOR'S TAX PARCEL ID #: P 120750, 4821-000-070-0000

GRANTOR: The Grantor is James A. Paget, whose mailing address is 23795 Nookachamp Hills Dr., Mount Vernon, WA 98274.

COMPLETE LEGAL DESCRIPTION: The real property that is the subject of this Revocable Transfer on Death Deed is situate in the County of Skagit, State of Washington, and is recorded under Skagit County Auditor File No. 201309170014 on 9/17/2013, and is legally described as follows:

Lot 70, "Nookachamp Hills PUD Phase IIA," as per Plat recorded September 15, 2003 under Skagit County Auditor's File No. 200309150157.

Assessor's Tax Parcel Numbers: 821-000-070-000 P120750, 340425-4-004-005 P27848, 340425-4-003-0105 P27846, 340436-1-001-0001-P29995.

More commonly known as: 23795 Nookachamp Hills Dr., Mount Vernon, WA 98274.

Subject to Exceptions as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiary if the primary beneficiary survives the Grantor: **LEONA J. PAGET**, wife of Grantor James A. Paget, whose mailing address is 414 E. Lawrence St., Mount Vernon, WA 98273.

ALTERNATE BENEFICIARIES. If the primary beneficiary does not survive the Grantor, the Grantor designates the following alternate beneficiaries if the alternate beneficiaries survive the Grantor: **JAMES MICHAEL KOLLMAN, ANTHONY PAUL KOLLMAN, and DYANA LYNN KOLLMAN FISCHER**, as Tenants in Common. The mailing addresses of the alternate beneficiaries are: James Michael Kollman, 19525 108th SE, Renton, WA 98031; Anthony Paul Kollman, 3621 North Atlantic, Spokane, WA 99205; and Dyana Lynn Kollman Fischer, 4016 I Avenue, Anacortes, WA 98221.

If any ALTERNATE BENEFICIARY fails to survive GRANTOR, then GRANTOR designates the living lineal descendants of that alternate beneficiary as SUCCESSOR ALTERNATE BENEFICIARY(S) in his or her stead.

TRANSFER ON DEATH. The Grantor transfers all of the Grantor's interest in the described property, including without limitation any after acquired title of the Grantor, to the beneficiaries as designated above. Before the Grantor's death, the Grantor has the right to revoke this deed.

REAL ESTATE EXCISE TAX EXEMPTION. The recording of this Revocable Transfer on Death Deed is not a "sale" as defined in RCW 82.45.010(1) and is therefore not subject to real estate excise tax. The transfer that will occur under this Revocable Transfer on Death Deed at the time of the Grantor's death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

THIS BENEFICIARY DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. IT REVOKES ALL PRIOR BENEFICIARIES AND ALL PRIOR REVOCABLE TRANSFER ON DEATH DEEDS BY THIS GRANTOR FOR THIS REAL PROPERTY EVEN IF THIS BENEFICIARY DEED FAILS TO CONVEY ALL OF THE GRANTOR'S INTEREST IN THIS REAL PROPERTY.

WARNING: EXECUTION OF THIS TRANSFER ON DEATH DEED MAY IMPACT MEDICAID ELIGIBILITY AND/ OR STATE RECOVERY FROM ESTATE FOR SERVICES.

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EXHIBIT "A" - EXCEPTIONS

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit Valley Telephone Company
Dated: Undisclosed
Recorded: September 21, 1967
Auditor's No.: 704645
Purpose: Telephone lines
Area Affected: Southeast 1/4 of Section 25, Township 34 North, Range 4 East, W.M., and West 1/2 of Section 30, Township 34 North, Range 5 East, W.M.

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Ingress, egress, drainage and utilities
In Favor Of: Present and future owners of the following described property: Portions of Sections 13, 19, 24, 25, 30, 31 and 36, of Township 34, North, Range 4 East, W.M.

C. MATTERS related to annexing a portion of the subject property into Skagit County Sewer District No. 2, as disclosed by document recorded under Auditor's File Nos. 84120500001 and 8411280007.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Dated: June 8, 1990
Recorded: September 13, 1990
Auditor's No.: 9009130081
Purpose: Water pipe lines, etc.
Area Affected: Trout Drive; Access Road; Lot 59 and Tract "C"

E. MATTERS relating to the possible formation of an association for the common areas of the Otter Pond and Association for horse arena and stable areas as disclosed by document recorded under Auditor's File No. 8310310059.

F. TERMS AND CONDITIONS of Developer Extension Agreements between Skagit County Sewer District No. 2, and Nookachamp Hills L.L.C., recorded August 15, 2002 under Auditor's File No. 200208150099. (Affects Phase I and a Westerly Portion of the subject property).



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1. "... the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such roadways shown herein. We also hereby dedicate Tracts "E" and "F" to the Nookachamp Hills PUD Property Owners Association.
2. An easement is hereby reserved for and granted to Skagit County, Skagit County Public Utility District No. 1, Skagit County Sewer District No. 2, Puget Sound Energy, GTE, Cascade Natural Gas Corporation and Lake Cable Service and their respective successors and assigns under and upon the exterior 15 fee of all lots and tracts abutting all public roads and rights-of-way as shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it caused to any real property owner in the subdivision by the exercise of rights and privileges herein granted.
3. Easements for the purpose of conveying local storm water runoff and sanitary sewer are hereby granted in favor of all abutting private lot owners in all areas designated as private drainage or private sewer easements. The maintenance of private easements established and granted herein shall be the responsibility of and the costs thereof shall be borne equally by the present and future owners of the abutting private lot owners and their heirs, owners, personal representatives and assigns.
- Skagit Sewer District No. 2 is hereby granted an easement in all areas designated as private sewer easements.
- Skagit County is hereby granted the right to enter said easements for emergency purposes at its own discretion.
4. No building permit shall be issued for any residential and/or commercial structures which are not at the time of application determined to be within an official designated boundary of a Skagit County Fire District.
5. Change in location of access may necessitate a change of address. Contact Skagit County Planning and Permit Center.
6. Sewage Disposal – Skagit County Sewer District No. 2
Water – Skagit County PUD
Power – Puget Sound Energy
Telephone – GTE
Gas – Cascade Natural Gas
Cable – Lake Cable Service



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J. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: October 13, 1998
Recorded: November 2, 1998
Auditor's No. 9811020155
Executed By: Nookachamp Hills, LLC

Said covenants were amended to add Phase IIA by Plat recorded under Auditor's File No. 200309150157.

A change of address for Nookachamp Hills PUD Homeowner's Association was recorded April 28, 2004 under Auditor's File No. 200404280064.

K. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County Sewer District No. 2
And: Dan Mitzel / Nookachamp Hills Phase 2A
Dated: December 3, 2003
Recorded: February 12, 2004
Auditor's No.: 200402120196
Regarding: Construction of a sewage collection system on the property

