

Stiles & Stiles, Inc., P.S.
P. O. Box 228
Sedro-Woolley, WA 98284



Skagit County Auditor

4/1/2015 Page

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\$74.00

4:02PM

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Elizabeth E. Wartchow

GRANTEE: Debora Boyd

ADDRESS: 8132 Lyman Avenue, Sedro Woolley, WA 98284
31032 State Route 20, Sedro Woolley, WA 98284

PARCEL NUMBERS: P74563 & P41320

ABBREVIATED LEGALS:

ptn Lot 3, all Lots 1-2, Blk 1, Shae's Home Add. To Lyman. TGW ptn NW ¼ of NW ¼, 17-35-6 E. W.M.

SUBJECT TO: Easements, restrictions and reservations of record

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 01 2015

Amount Paid \$ *main*
By Skagit Co. Treasurer
Deputy

GRANTOR. The Grantor is Elizabeth E. Wartchow, whose mailing address is 8132 Lyman Avenue, Sedro Woolley, WA 98284.

LEGAL DESCRIPTION. The real properties that are the subject of this Revocable Transfer on Death Deed are situated in the County of Skagit, State of Washington, and it is legally described as follow:

P74563: Lot 3, EXCEPT the South 24 feet thereof, and all of Lots 1 and 2, Block 1, "SHEA'S HOME ADDITION TO THE TOWN OF LYMAN, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 86, records of Skagit County Washington.

Situate in the Town of Lyman, County of Skagit, State of Washington.

Known as: 8132 Lyman Avenue, Sedro-Woolley, Washington

P41320: That portion of the following described parcel lying South of the right of way of State Highway 20:

The North ½ of the Northwest ¼ of the Northwest ¼ of Section 17, Township 35 North, Range 6 East, W.M.,

EXCEPT the Puget Sound and Baker River Railway right of way,

AND EXCEPT that portion lying Northerly of said right of way,

AND ALSO EXCEPT the West 200 feet and the East 500 feet of said North ½ of the Northwest ¼ of the Northwest ¼ lying Southerly of the highway.

Situate in the County of Skagit, State of Washington.

Known as: 31032 State Route 20, Sedro-Woolley, Washington

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiary if the primary beneficiary survives the Grantor:

Deborah Boyd, a married person, as her separate property.

ALTERNATE BENEFICIARY. If the primary beneficiary does not survive the Grantor, the Grantor designates the surviving beneficiaries as Alternate Beneficiaries in equal shared as tenants in common:

Bill Wartchow, a married person, as his separate property.
 Mike Wartchow, a married person, as his separate property.
 Bob Wartchow, a married person, as his separate property.
 Teri Hyatt, a married person, as her separate property.
 Jon Wartchow, a married person, as his separate property.

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 set forth above. Before the Grantor's death, the Grantor remains 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).

Date: March 17, 2015

Elizabeth E. Wartchow
 Elizabeth E. Wartchow, Grantor

STATE OF WASHINGTON)
) ss:
 COUNTY OF SKAGIT)

On this day personally appeared before me, Elizabeth E. Wartchow, who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal on March 17, 2015

Barbara J. Stiles
 NOTARY PUBLIC in and for the
 State of Washington, residing at
Leche - Woodbury
 Commission Expires _____

