

When recorded return to:

Michael A. Winslow  
Attorney at Law  
1204 Cleveland Avenue  
Mount Vernon, Washington 98273



201507150067

Skagit County Auditor

\$73.00

7/15/2015 Page

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2 12:20PM

**REVOCABLE TRANSFER OF DEATH DEED**

Grantor: Kristina M. Radcliffe-Allen, a single person.

Grantee: Douglas R. Radcliffe, a married man as his separate estate; and  
Diane K. Doran, a single person; in equal shares, each as to an  
undivided, one-half interest as tenants in common.

Legal Description:

Tract 8, "Thunderbird," according to the plat recorded in Volume 9 of Plats, pages 34  
and 35, records of Skagit County, Washington.

SUBJECT TO covenants, easements and restrictions of record.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Exempt

Assessor's Property Tax

Parcel or Account No. P54474

JUL 15 2015

Reference Nos. of Documents

Assigned or Released: None.

Amount Paid \$ 0  
Skagit Co. Treasurer  
By 100 Deputy

GRANTOR. The Grantor is Kristina M. Radcliffe-Allen, whose mailing address is 3210 Comanche  
Drive, Mount Vernon, WA 98273.

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 it is legally described as follows:

Tract 8, "Thunderbird," according to the plat recorded in Volume 9 of Plats, pages 34  
and 35, records of Skagit County, Washington.

SUBJECT TO covenants, easements and restrictions of record.

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiary, if the primary beneficiary survives the Grantor: Douglas R. Radcliffe and Diane K. Doran, whose mailing address is c/o Douglas R. Radcliffe, 13166 Bridgeview Way, Mount Vernon, WA 98273; in equal shares, each as to an undivided, one-half interest as tenants in common.

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).

DATED this 9 day of July, 2015.

Kristina M. Radcliffe-Allen  
Kristina M. Radcliffe-Allen

State of Washington )  
  :SS  
County of Skagit )

I certify that I know or have satisfactory evidence that Kristina M. Radcliffe-Allen is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes in the instrument.

Dated: July 9, 2015.



Piper Lee Eger  
Piper Lee Eger, Notary Public  
My appointment expires: 8/18/18