



201606140042

Skagit County Auditor

\$76.00

6/14/2016 Page

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4 11:20AM

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: David B. Bilbery and Verene K. Bilbery, husband and wife

GRANTEE: 1) Survivor of Grantors
2) Christina Meldrum, Mary Blanchard, and Jolene Rosamonda

ADDRESS: 60625 State Route 20, Marblemount, WA 98267

PARCEL NUMBER: P45816 / 351106-0-019-0207

ABBREVIATED LEGAL: Tract "A" of Short Plat No. 7-78, approved July 17, 1978, recorded July 20, 1978, under Auditor's File No. 883890, in Volume 2 of Short Plats, page 238, being a portion of Government Lot 11, Section 6, Township 35 North, Range 11 East, W.M., Except the South 30 feet thereof.

SUBJECT TO: Easements, restrictions and reservations of record

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
EXEMPT
JUN 14 2016

Amount Paid \$
Skagit Co. Treasurer
By #B Deputy

D.B. - v.B.

GRANTOR. The Grantors are David B. Bilbery and Verene K. Bilbery, whose mailing address is PO Box 46, Marblemount, WA 98267.

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

Parcel #: P45816 / 351106-0-019-0207

Tract "A" of Short Plat No. 7-78, approved July 17, 1978, recorded July 20, 1978, under Auditor's File No. 883890, in Volume 2 of Short Plats, page 238, being a portion of Government Lot 11, Section 6, Township 35 North, Range 11 East, W.M., Except the South 30 feet thereof.

Situate in the County of Skagit, State of Washington.

Subject to: Paragraphs A through D, inclusive, Schedule "B-1" of Land Title Company's Preliminary Commitment of Title Insurance No. 112654-SE, attached hereto and made part hereof.

PRIMARY BENEFICIARY. The Grantors, David B. Bilbery and Verene K. Bilbery, husband and wife, designate the survivor of David B. Bilbery and Verene K. Bilbery (the Surviving Grantor) as the primary beneficiary.

ALTERNATE BENEFICIARY. Upon the death of the Surviving Grantor, the Grantors designate the following alternate beneficiaries, if the alternate beneficiaries survive the Surviving Grantor:

Christina Meldrum, Mary Blanchard and Jolene Rosamonda, 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 set forth above. Before the Grantor's death, the Grantor remains the right to revoke this deed.

REAL ESTATE EXCISE TAX EXEMPTION. Recording 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 under RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

DATED this 1 day of June, 2016.

D. B. - VB

D. Bilbery
David Bilbery
Verene K. Bilbery
Verene Bilbery

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me **David B. Bilbery**, who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes mentioned.

GIVEN UNDER my hand and official seal on this 1 day of June, 2016

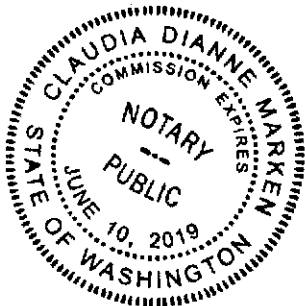


Claudia Dianne Marken
NOTARY PUBLIC in and for the
State of Washington, residing at
Mt. Vernon, WA. 98237
Commission Expires: 6/10/2019

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me **Verene K. Bilbery**, 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 mentioned.

GIVEN UNDER my hand and official seal on this 1 day of June, 201



Claudia Dianne Marken
NOTARY PUBLIC in and for the
State of Washington, residing at
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D.B. - VB

Schedule "B-1"

Exceptions:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: William H. Thompson and Donna L. Thompson, husband and wife
Purpose: For drain field purposes
Area Affected: The South 90 feet of the following described Tract "A" lying North of Emerald Lane
Dated: August 8, 1982
Recorded: August 10, 1982
Auditor's No.: 8208100026

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: An underground electric transmission and/or distribution system
Area Affected: Exact location not described
Dated: January 9, 1987
Recorded: July 15, 1987
Auditor's No.: 8701150150

C. Notes shown on Short Plat, as follows:

- a. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
- b. Short Plat Number and date of approval shall be included in all deeds and contracts;
- c. Zoning – Residential and agricultural;
- d. Sewage Disposal – Individual septic tanks;
- e. Water – P.U.D.

D. The effect, if any, of a Survey of said premises recorded July 15, 1999, under Auditor's File No. 9907150142.

D.B. - HB