



201708040054

After recording return to:
Stephen C. Schutt
P.O. Box 1032
Anacortes, WA 98221

Skagit County Auditor

\$77.00

8/4/2017 Page

1 of

4 10:56AM

REVOCABLE TRANSFER ON DEATH DEED

THE GRANTOR(S): JAMES R. FREDERICK AND DOROTHY M. FREDERICK,
HUSBAND AND WIFE

THE GRANTEE(S): JAMES RICHARD FREDERICK, JR., a single man

ADDRESS: 2007 COVE PLACE, ANACORTES, WA 98221

PARCEL NUMBER: P60025

TAX ID #: 3827-000-012-0001

ABBREVIATED LEGAL: LOT 12, "SKYLINE NO. 11"

SUBJECT TO:

REFERENCE:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 04 2017

EXEMPT

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

GRANTOR(S). The Grantor's are JAMES R. FREDERICK AND DOROTHY M. FREDERICK, husband and wife, whose mailing address is 2007 Cove Place, Anacortes, WA 98221

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 legally described as follows:

ATTACHED AS EXHIBIT "A"

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiaries if the primary beneficiaries survive the Grantor: JAMES RICHARD FREDERICK, JR.

ALTERNATE BENEFICIARY. If any of the primary beneficiaries do not survive the Grantor, the Grantor designates the surviving beneficiaries as Alternate Beneficiaries.

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 Grantor's death, the Grantor retains the right to revoke this deed.

REAL ESTATE 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 1 day of Aug, 2017.

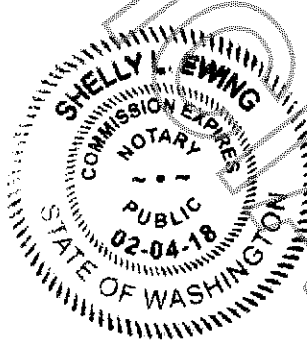

JAMES R. FREDERICK


DOROTHY M. FREDERICK

STATE OF WASHINGTON)
)ss
COUNTY OF)

On this day personally appeared before me James R. Frederick and Dorothy M. Frederick, to me known to be the agent for persons described in and who is authorized to execute the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of August, 2017.



Shelly L. Ewing
Print Name: Shelly L. Ewing
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 02-04-2018

EXHIBIT "A"

LOT 12, "SKYLINE NO. 11", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 78 AND 79, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 12, "SKYLINE NO. 11", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 78 AND 79, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 33°00'00" EAST, 107.62 FEET; THENCE NORTH 49°33'29" EAST, 59.559 FEET; THENCE NORTH 24°47'21" WEST, 110 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 12; THENCE SOUTHERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 12 TO THE POINT OF BEGINNING.

Subject to easements, covenants and any other recordings.

END OF EXHIBIT A