



201711140072

Skagit County Auditor

\$76.00

11/14/2017 Page

1 of

3

1:46PM

File for record and return to:
Stiles Law Inc., P.S.
P. O. Box 228
Sedro-Woolley, WA 98284

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Veryle Hitt

GRANTEES: Joshua Guffie and Jennifer Guffie

ADDRESS: 7694 Medford Rd., Sedro-Woolley, WA 98284

PARCEL NUMBER: 3947-000-005-0005 / P67266

ABBREVIATED LEGAL: LIVERMORE'S AC TR 1 SURVEY 8310110046 BEING A PTN OF TRS A & C S/P 76-76 AF # 847913

SUBJECT TO: Easements, restrictions and reservations of record

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 14 2017

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

EXEMPT

GRANTOR. The Grantor is Veryle Hitt, whose mailing address is 7694 Medford Rd., Sedro-Woolley, WA 98284.

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 follows:

LOT 1 OF A SURVEY OF A PORTION OF TRACTS 5 AND 8,
"LIVERMORES HAMILTON ACREAGE", AS PER PLAT RECORDED IN
VOLUME 3 OF PLATS, PAGE 87, RECORDS OF SKAGIT COUNTY,
WASHINGTON, SAID SURVERY BEING RECORDED OCTOBER 11,
1983, IN BOOK 5 OF SURVEYS, PAGE 13 UNDER AUDITOR'S FILE
NO. 8310110046, RECORDS OF SKAGIT COUNTY, WASHINGTON.

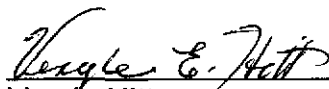
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PRIMARY BENEFICIARY. The Grantor, Veryle Hitt, designates Joshua Guffie and Jennifer Guffie as the primary beneficiaries in equal shares 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 retains 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 8 day of Nov, 2017.

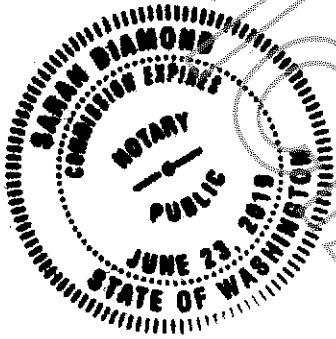


Veryle Hitt

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me Veryl Hitt, 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 this 8 day of Nov, 2017.



Sarah Diamond
NOTARY PUBLIC in and for the
State of Washington, residing at
Edw. Walker
Commission Expires: 6-23-19