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04/08/2021 02:29 PM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

**RETURN DOCUMENT TO:**

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*Use dark black ink and print legibly. Documents not legible will be rejected per RCW 65.04.045 & 65.04.047*

<p><b>DOCUMENT TITLE(S):</b></p> <p>Transfer on Death Deed</p>
<p><b>AUDITOR FILE NUMBER &amp; VOL. &amp; PG. NUMBERS OF DOCUMENT(S) BEING ASSIGNED OR RELEASED:</b></p> <p>Additional reference numbers can be found on page _____ of document.</p>
<p><b>GRANTOR(S)</b></p> <p>Michael Edward Gau</p> <p>Additional grantor(s) can be found on page _____ of document.</p>
<p><b>GRANTEE(S):</b></p> <p>Jeremy James Gau Jacinta Michelle Gau</p> <p>Additional grantee(s) can be found on page _____ of document.</p>
<p><b>ABBREVIATED LEGAL DESCRIPTION: (Lot, block, plat name OR; qtr/qtr, section, township and range OR; unit, building and condo name.)</b></p> <p>SESE 11/34/03</p> <p>Additional legal(s) can be found on page _____ of document.</p>
<p><b>ASSESSOR'S 16-DIGIT GEO-PARCEL NUMBER:</b></p> <p>P21382</p> <p>Additional numbers can be found on page _____</p>

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

EXEMPT  
APR - 8 2021

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

**TRANSFER ON DEATH DEED**

Grantor: Michael Edward Gau

Grantees: Jeremy James Gau and Jacinta Michelle Gau

Tax Parcel No: P21382, P21384, P21379

Tax Account No: 40311-4-006-0306/340311-0-006-0404/340311-0-005-0207

Brief Legal: (0.7800 ac) DR 19: DK 12: INC M/H 1434 PARKWAY 69 56X24: E 121FT OF FOL DESC TR PTN SE1/4 SE1/4, SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DAF BAAP 384FT N OF SE COR TH N TAP 32 RDS N OF SE COR TH W 165FT TH N 8 RDS TH W 40 RDS TH S 17 RDS TH E 493FT M/L TO W LI OF TR CONV L H HALL JR AF#396226 TH N ALG W LI SD HALL TR 4.5FT M/L TO NW COR THOF TH S 89-10 E ALG N LI HALL TR 331.4FT TO POB EXC RD ALG E LI THOF EXC PTN LY WN TR 3 S/P 24-85 & EXC FDT BAAP 384FT N OF SE COR TH N TAP 528FT N OF SE COR SEC 11 TH W 165FT TH S 144FT M/L TO N LI OF TR CONV TO L H HALL JR AF#396226 TH E ALG N LI HALL TR & SD LI EXT E TO POB

Complete legal description begins on p. 3 with EXHIBIT "A", which is 3 pages long.

THE GRANTOR, Michael Edward Gau, for and in consideration of love and affection, effective on death, conveys and quitclaims to GRANTEES, Jeremy James Gau and Jacinta Michelle Gau, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

*[Legal Description]*

See EXHIBIT "A" on page 3 for full legal description.

This Transfer-On-Death deed is revocable. It does not transfer any ownership until the death of the Grantor. It revokes any and all prior beneficiary designations by the Grantor for this interest in real estate. The Grantor has the right to withdraw or rescind this deed at any time. Any beneficiary named in this deed is hereby advised that this deed may be withdrawn or rescinded whether or not money or any other consideration was paid or given.

Dated: 4-8-21

*Michael Edward Gau*  
Michael Edward Gau, Grantor

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Michael E. Gay is the person who appeared before me, and said person acknowledged that she/he signed this instrument and acknowledged it to be her/his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 4/8/21



Jessica M. Culp  
Signature

Jessica M. Culp  
Printed Name

Notary Public in and for the State of Washington,  
residing at  
My appointment expires

EXHIBIT "A"

PARCEL A:

Tract 3 of SKAGIT COUNTY SHORT PLAT NO. 24-85, approved July 15, 1985, recorded July 15, 1985, under Auditor's File No. 8507150030, in Volume 7 of Short Plats, page 31, records of Skagit County, Washington, being a portion of the Southeast Quarter of the Southeast Quarter of Section 11, Township 34 North, Range 3 East of the Willamette Meridian.

PARCEL B:

The East 121.00 feet of the following described property:

The portion of the Southeast Quarter of the Southeast Quarter of Section 11, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 384.00 feet North of the Southeast corner of said Section 11;  
thence North to a point 32 rods North of the Southeast corner of said Section 11;  
thence West a distance of 165.00 feet;  
thence North 8 rods;  
thence West 40 rods;  
thence South 17 rods;  
thence East a distance of 493.00 feet, more or less, to the West line of that certain tract conveyed to Lawrence H. Hall, Jr., a bachelor, by Deed dated September 11, 1946, and recorded September 21, 1946, under Auditor's File No. 396226;  
thence North along the West line of said Lawrence Hall, Jr. Tract a distance of 4.50 feet, more or less, to the Northwest corner thereof;  
thence South 89°10' East along the North line of said Lawrence Hall, Jr. Tract a distance of 331.40 feet to the point of beginning;

EXCEPT that portion lying within Tract 3 of Short Plat 24-85, approved July 15, 1985, recorded July 15, 1985, under Auditor's File No: 8507150030, in Volume 7 of Short Plats, page 31, records of Skagit County, Washington;

ALSO EXCEPT road along East line thereof;

continued. . . . .



EXHIBIT "A"  
Page 2

PARCEL B continued. . .

AND ALSO EXCEPT the following described tract:

Beginning at a point 384.00 feet North of the Southeast corner of said Section 11;  
thence North to a point 528.00 feet North of the Southeast corner of said Section 11;  
thence West a distance of 165.00 feet;  
thence South a distance of 144.00 feet, more or less, to the North line of a tract conveyed to Lawrence H. Hall, Jr. by Deed dated September 11, 1946, and recorded September 21, 1946, under Auditor's File No. 396226;  
thence East along the North line of said Hall Tract and said line extended East to the a point of beginning;

EXCEPT road along the East line thereof.

PARCEL C:

The West 7.50 feet of the East 12.50 feet of the following described property:

Beginning at a point 30.00 feet North and 331.52 feet West of the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 11, Township 34 North, Range 3 East of the Willamette Meridian;  
thence North a distance of 354.38 feet;  
thence West a distance of 163.60 feet;  
thence South a distance of 354.57 feet;  
thence East to the point of beginning.

continued. . . . .



## EXHIBIT "A"

Page 3

PARCEL D:

An easement of ingress, egress, and utilities over and across the East 20 feet of the following described tract;

Beginning at a point 30 feet North and 331.52 feet West of the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 11, Township 35 North, Range 3 East of the Willamette Meridian;  
thence North a distance of 354.38 feet;  
thence West a distance of 163.60 feet;  
thence South a distance of 354.57 feet;  
thence East to the point of beginning.

ALSO an easement for ingress, egress, and utilities over and across the West 15 feet of the following described property:

Beginning at a point 235.00 feet North and 30.00 feet West of the Southeast corner of Section 11, Township 34 North, Range 3 East of the Willamette Meridian;  
thence North a distance of 149.00 feet;  
thence North 89°10' West a distance of 301.40 feet;  
thence South a distance of 149.00 feet;  
thence South 89°10' East a distance of 301.40 feet to the place of beginning;

EXCEPT the East 199.00 feet thereof.

ALL situated in Skagit County, Washington.

- END OF EXHIBIT "A" -

