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Skagit County Auditor

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

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Julius C. Schulze
GRANTEES: Ricci Winchell
ADDRESS: 37842 Schulze Road, Concrete, WA 98237
PARCEL NUMBER: P111732 / 350717-4-001-0400
ABBREVIATED LEGAL: PTN NE 1/4 SE 1/4, 17-35-7, W.M.
SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantor is Julius C. Schulze, whose mailing address is 37842 Schulze Road, Concrete, WA 98237.

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:

The North 270 feet of that portion of the Northeast Quarter of the Southeast Quarter of Section 17, Township 35 North, Range 7 East of the Willamette

Meridian, lying Westerly of the center line of a 10-foot road as hereinafter described:

EXCEPT any portion lying within Schulze Road, and Short Plat No. 93-009;

AND FURTHER EXCEPTING any portion lying within the boundaries of that portion conveyed to Alina Putnam and Don Putnam, by deed recorded May 13, 1999, under Auditor's File No. 9905130009, records of Skagit County, Washington.

PRIMARY BENEFICIARY. The Grantor, Julius C. Schulze, designates Ricci Winchell as the primary beneficiaries in equal shares.

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 20 day of October, 2021.

Julius C. Schulze
Julius C. Schulze

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me Julius C. Schulze, 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 therein mentioned.

GIVEN UNDER my hand and official seal on this 20 day of October, 2021.



Brock D. Stiles
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro-Woolley
Commission Expires: 6-20-2022