

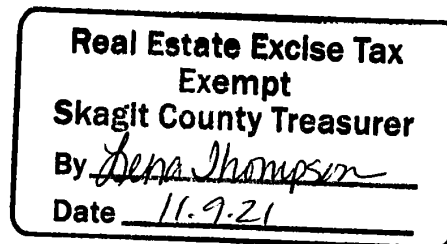


**202111090078**

11/09/2021 12:07 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

**WHEN RECORDED RETURN TO:**

James E. Britain  
BARRON SMITH DAUGERT PLLC  
300 N. Commercial St.  
Bellingham, WA 98225



**DOCUMENT TITLE:** Revocable Transfer on Death Deed

**GRANTOR:** John S. Anderson, a single person

**GRANTEES:** Matthew Denmark and Jane Denmark, a married couple, or the survivor

**Abbreviated Legal:** T35, R05, Sec 07, Qtr SW

**Tax Parcel ID:** P38649 / 350507-3-004-1104

**GRANTORS:** The Grantor John S. Anderson, a single person, whose mailing address is 24206 Bramble Lane., Sedro Woolley, WA 98284.

**LEGAL DESCRIPTION:** The real property that is the subject of this Revocable Transfer on Death Deed is situate in the County of Skagit, State of Washington, the legal description of which is attached as Exhibit A (the "Property").

**BENEFICIARY:** Upon the death of Grantor: 1) if Matthew Denmark and Jane Denmark are then living, then Grantor hereby transfers and conveys the Property to Matthew Denmark and Jane Denmark, a married couple; 2) if Matthew Denmark survives Grantor and Jane Denmark does not, then Grantor hereby transfers and conveys the Property to Matthew Denmark; or 3) if Jane Denmark survives Grantor and Matthew Denmark does not, then Grantor transfers and conveys the Property to Jane Denmark. In the event that neither Matthew Denmark nor Jane Denmark are living at the time of Grantor's death, then this transfer shall be null and void.

**REVOCABLE TRANSFER ON DEATH DEED**

**TRANSFER ON DEATH:** The Grantor transfers all of his interest in the described property, including without limitation any after acquired title of the Grantor, to the beneficiaries as designated above

**REAL ESTATE EXCISE TAX EXEMPTION:** The recording of this Revocable Trust 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 the 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(1).

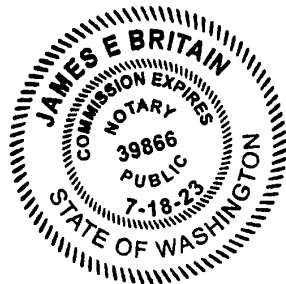
DATED this 4<sup>th</sup> day of November 2021


  
JOHN S. ANDERSON

STATE OF WASHINGTON)  
SS.  
COUNTY OF WHATCOM )

On this 4<sup>th</sup> day of November, 2021, I certify that I know or have satisfactory evidence that **JOHN S. ANDERSON** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



  
NOTARY PUBLIC ~~James E. Britain~~  
My appointment expires: 7/18/23

## EXHIBIT A

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.; THENCE NORTH 0°57'34" WEST ALONG THE WEST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 427.88 FEET; THENCE SOUTH 60°12'41" EAST FOR A DISTANCE OF 268.00 FEET; THENCE NORTH 34°03'50" EAST FOR A DISTANCE OF 153.80 FEET; THENCE NORTH 82°47'10" EAST FOR A DISTANCE OF 135.78 FEET; THENCE SOUTH 26°05'59" WEST 480.49 FEET TO A POINT ON THE SOUTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88°07'49" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 235.00 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS TRACT 2, SHORT PLAT 55-73, APPROVED NOVEMBER 2, 1973)

EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.; THENCE NORTH 0°57'34" WEST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 306.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°57'34" WEST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 121.03 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTH 60°12'41" EAST A DISTANCE OF 268.00 FEET; THENCE NORTH 86°59'18" WEST A DISTANCE OF 230.83 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2, SAID POINT BEING THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITIES OVER AND ACROSS A 60.00 FOOT STRIP OF LAND THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.; THENCE SOUTH 88°07'49" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 75.89 FEET TO THE WEST EDGE OF THE COUNTY ROAD RIGHT OF WAY; THENCE NORTH 15°27'03" WEST ALONG THE EDGE OF SAID COUNTY ROAD RIGHT OF WAY FOR A DISTANCE OF 220.92 FEET (TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3057.21 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°47'51" FOR A DISTANCE OF 256.13 FEET) TO THE TRUE POINT OF BEGINNING; THENCE NORTH 72°36'21" WEST FOR A DISTANCE OF 140.29 FEET; THENCE SOUTH 66°19'02" WEST FOR A DISTANCE OF 78.72 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 243.29 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°50'02" FOR A DISTANCE OF 71.48 FEET; THENCE SOUTH 83°09'04" WEST FOR A DISTANCE OF 11.73 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 115.42 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°57'30" FOR A DISTANCE OF 102.65 FEET; THENCE SOUTH 32°11'34" WEST FOR A DISTANCE OF 73.11 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 98.11 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°51'25" FOR A DISTANCE OF 54.55 FEET; THENCE SOUTH 64°02'59" WEST FOR A DISTANCE OF 29.77 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 36.33 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°08'30" FOR A DISTANCE OF 28.62 FEET; THENCE SOUTH 18°54'29" WEST FOR A DISTANCE OF 13.26 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 129.70 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°50'16" FOR A DISTANCE OF 90.18 FEET; THENCE SOUTH 58°44'45"

WEST FOR A DISTANCE OF 93.63 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 150.28 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°03'46" FOR A DISTANCE OF 96.06 FEET; THENCE NORTH 86°11'29" EAST FOR A DISTANCE OF 170.00 FEET TO THE CENTER POINT OF A 50.00 FOOT CUL-DE-SAC SAID CENTER POINT BEING TERMINATION POINT OF SAID CENTERLINE.