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11/17/2021 12:40 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

After recording, please return to:

Lisa Nissley
1324 S. 12th St.
Mt. Vernon, WA
98274

REVIEWED BY	
SKAGIT COUNTY TREASURER	
DEPUTY	<u>Josie Bear</u>
DATE	<u>11-17-21</u>

REVOCABLE TRANSFER ON DEATH DEED

Under Chapter 64.80 RCW

Washington Uniform Real Property Transfer on Death Act

NOTICE TO TRANSFEROR:

- You may want to consult a lawyer before using this form.
- You should carefully read all information the end of this form.
- **This form must be recorded before your death, or it will not be effective.**

IDENTIFYING INFORMATION:

Transferor (grantor), being of competent mind and having the legal capacity to make this deed:

Lisa Nissley
1324 S. 12th St.
Mt. Vernon, WA
98274

Legal description of the property, situated in Skagit

County, Washington:

Ptn NE 1/4 of NW 1/4, 29-34-4 E W.M.
see attached for full legal description

Assessor's property tax parcel or account number: P28313, 340429-0-146-0016

Property address: 1324 S. 12th St, Mt. Vernon, WA 98274

Source of title:

Statutory Warranty Deed Auditor's file #201510090004

PRIMARY GRANTEE BENEFICIARY:

I designate the following grantee beneficiary if the beneficiary survives me.

Paul Nissley, of 6311 37th Ave SW, Seattle, WA 98126

CONTINGENT GRANTEE BENEFICIARY: (Optional)

If my primary grantee beneficiary does not survive me, I designate the following contingent beneficiary if that beneficiary survives me.

Phillip Nissley, of 6311 37th Ave SW, Seattle, WA 98126

TRANSFER ON DEATH:

- At my death, I transfer my interest in the described property to the grantee beneficiaries as designated above.
- Before my death, I have the right to revoke this deed.
- This deed revokes all prior beneficiary designations by this owner for this interest in real estate.

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 owner'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).

SIGNATURE OF TRANSFEROR MAKING THIS DEED:

<u>Lisa Nissley</u> Transferor Lisa Nissley	_____
November 17, 2021	Transferor
Date	Date

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

ACKNOWLEDGMENT:

STATE OF Washington)
COUNTY OF Skagit) ss:

I certify that I know or have satisfactory evidence that Lisa Nissley

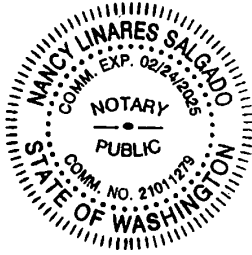
is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: November 17, 2021

Nancy Linares Salgado
Signature
Notary Public in and for the State of Washington,
residing at: Oak Harbor, WA
My appointment expires: 2-24-23

This instrument was prepared by:

Lisa Nissley
1324 S. 12th St.
Mt. Vernon, WA
98274



PARCEL "A":

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ in Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 620 feet South and 100 feet West of the Southeast corner of Block 22, "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 63, records of Skagit County, Washington;
thence South 60 feet;
thence West 116 feet to the East line of 12th Street;
thence North 60 feet;
thence East 116 feet to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ in Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 545 feet South and 90 feet West of the Southeast corner of Block 22, "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 63, records of Skagit County, Washington;
thence South 135 feet;
thence West 10 feet;
thence North 135 feet;
thence East 10 feet to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.