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03/18/2022 12:10 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

After recording, please return to:

<p>Real Estate Excise Tax Exempt Skagit County Treasurer By <u>Debra Johnson</u> Date <u>3.18.22</u></p>

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:

John P. Gazlay

Legal description of the property, situated in

Skagit County, Washington:

See Exhibit A

SE NW 17/35/06

Assessor's property tax parcel or account number: P41449

Property address: 31402 Dyer Lane, Lyman, WA 98263

Source of title:

PRIMARY GRANTEE BENEFICIARY:

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

Debra Linvog - Johnson

Lance Davis

50/50 split

CONTINGENT GRANTEE BENEFICIARY: (Optional)

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

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:

John Paul Gazlay
Transferor

Transferor

March 18, 2022
Date

Date

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

ACKNOWLEDGMENT:

STATE OF Washington
COUNTY OF Snohomish ss:

I certify that I know or have satisfactory evidence that John Paul Gazlay

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: 3-18-22

Nancy Luoma S.
Signature

Notary Public in and for the State of Washington,
residing at: Oak Harbor, WA

My appointment expires: 2-24-25

This instrument was prepared by:



EXHIBIT A

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at the Southwest corner of that certain tract of land sold on Real Estate Contract, dated June 27, 1979 and recorded July 9, 1979 as Auditor's File No. 7907090072, to Ray Houser and Winnifred Houser, husband and wife, and Lee Wiggins and Mildred Wiggins, husband and wife; thence West to the East line of a tract known as "HITCHCOCK & KELLY'S TRACT", as described in that certain deed dated October 14, 1902 and recorded November 1, 1902 in Volume 48 of Deeds, page 119; thence North along said Hitchcock & Kelly's East line to the South line of the Great Northern Railway Company's right-of-way; thence Easterly along said right-of-way to the Northwest corner of said Houser and Wiggins Tract; thence South along the West line of said Houser and Wiggins Tract to the point of beginning.

EXCEPT the East 85.67 feet thereof.