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03/28/2022 02:41 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

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

**Real Estate Excise Tax  
Exempt**  
**Skagit County Treasurer**  
By Lena Thompson  
Date 3.28.22

**REVOCABLE TRANSFER ON DEATH DEED**

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GRANTOR: Ruth D. Smith  
GRANTEES: Justin A. Smith  
ADDRESS: 6441 Dennis Lane, Sedro-Woolley, WA 98284  
PARCEL NUMBER: P35516  
ABBREVIATED LEGAL: Tract 1 of Short Plat 73-78 AF#892039 which is a portion  
of the SE1/4 of the NW1/4, Section 1, Township 35 North,  
Range 4 East, W.M.  
SUBJECT TO: Easements, restrictions and reservations of record

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**GRANTOR.** The Grantor is Ruth D. Smith, whose mailing address is 6441 Dennis Lane, Sedro-Woolley, WA 98284.

**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:

Tract 1 of Skagit County Short Plat 73-78, approved November 27, 1978, recorded November 28, 1978, in Volume 3 of Short Plats, page 44, under Auditor's File No. 892039, being a portion of the Southeast ¼ of the Northwest ¼ of Section 1, Township 35 North, Range 4 East, W.M.

Subject to easements and restrictions of record.

Reserving to the Grantors herein, a non-exclusive easement for ingress and egress and utilities over and across the Westerly 60 feet of that portion of the subject property lying North of the county road, as delineated on the face of said Short Plat.

INCLUDING manufactured home 1980 Pacifica 64x28 Serial Number SD3010AB (title eliminated)

**PRIMARY BENEFICIARY.** The Grantor, Ruth D. Smith, designates Justin A. Smith as the primary beneficiary.

**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 22 day of March, 2022

Ruth D. Smith  
Ruth D. Smith

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) ss:

On this day personally appeared before me Ruth D. Smith, who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal on this 22 day of March, 2022



Wendy Friedrichs  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro Woolley, WA  
Commission Expires: 10-1-23

UNOFFICIAL DOCUMENT