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08/07/2023 01:35 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 Carol A. Hemphill  
Date 8/7/2023

**REVOCABLE TRANSFER ON DEATH DEED**

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GRANTOR: James M. Hemphill and Carol A. Hemphill, husband and wife  
GRANTEE: 1) Survivor of Grantors  
2) Shan M. Hemphill, Brianna M. Hemphill & Elizabeth A. Hemphill  
ADDRESS: 12057 Havekost Road, Anacortes, WA 98221  
PARCEL NUMBER: P103966 / 340102-0-006-0302  
ABBREVIATED LEGAL: PTN GOV LOT 3, 2-34-1 E W.M.  
SUBJECT TO: Easements, restrictions and reservations of record

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**GRANTOR.** The Grantors are James M. Hemphill and Carol A. Hemphill, whose mailing address is 12057 Havekost Road, Anacortes, WA 98221.

**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:

All that portion of the following described tract lying Easterly of Havekost Road as conveyed to Skagit County by deed recorded May 28, 1956, under Auditor's File No. 536661:

The East ½ of that portion of Government Lot 3, Section 2, Township 34 North, Range 1 East, W.M., lying Northerly of the following described line:

Beginning at a point on the East line of said Lot 3 which is 10 chains, 95 links (722.7 feet) South of the Northeast corner thereof;  
Thence South 87°44' West to the West line of said Lot 3 and the terminus of said line,

EXCEPT road rights of way.

Situate in the County of Skagit, State of Washington.

**PRIMARY BENEFICIARY.** The Grantors, James M. Hemphill and Carol A. Hemphill, husband and wife, designate the survivor of James M. Hemphill and Carol A. Hemphill (the Surviving Grantor) as the primary beneficiary.

**ALTERNATE BENEFICIARY.** Upon the death of the Surviving Grantor, the Grantors designate the following alternate beneficiaries, in equal shares:

Shan M. Hemphill, Brianna M. Hemphill & Elizabeth A. Hemphill

**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.** Recording 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 under RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

DATED this 3 day of August, 2023.

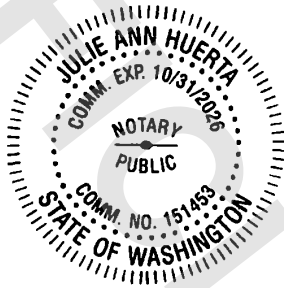
  
James M. Hemphill

  
Carol A. Hemphill

STATE OF WASHINGTON ) ss:  
COUNTY OF SKAGIT )

On this day personally appeared before me **James M. Hemphill** and **Carol A. Hemphill**, who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes mentioned.

GIVEN UNDER my hand and official seal on this 3 day of August, 2023



Julie Ann Huerta  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro Woolley  
Commission Expires: 10-31-26

UNOFFICIAL DOCUMENT