



201408280036

Skagit County Auditor

\$74.00

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3 12:37PM

After Recording Return To:**Mike & Lisa Janicki****810 Talcott Street****Sedro Woolley, WA 98284****SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20143151

AUG 28 2014

Amount Paid \$0
Skagit Co. Treasurer
By *man* Deputy**GIFT DEED FOR LIFE ESTATE****GRANTORS:** MIKE F. JANICKI and LISA M. JANICKI, husband and wife**GRANTEE:** ELI RAMOS, a single man**Legal Description:**

Abbreviated Form: First Addtn to Sedro, Block 43, all Lots 3-6 & W ½ Lot 7

Additional on Page: 1

Assessor's Tax Parcel No.: P101990; 4150-043-007-0001

THE UNDERSIGNED GRANTORS, MIKE F. JANICKI and LISA M. JANICKI, husband and wife, for and in consideration of love and affection and for no monetary consideration, convey and quit claim to ELI RAMOS, a single man, for the life of ELI RAMOS, the following described real estate, situated in the County of Skagit, State of Washington:

All of Lots 3, 4, 5, 6, and the West ½ of Lot 7, all in Block 43, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington.

TOGETHER WITH AND SUBJECT TO: Easements, restrictions, and reservations of record.

Gift Deed -1-

gift deed (life estate) 082614

Termination of Life Estate. On the death of ELI RAMOS, or abandonment of the real property by ELI RAMOS, the life estate of ELI RAMOS and all right to occupy or use the real property by ELI RAMOS shall terminate and the Grantors shall have unrestricted title to, and the use of, the real property and all improvements thereon. For the purposes of this paragraph, "abandonment of the real property by ELI RAMOS" shall mean the failure of ELI RAMOS to reside at the real property for a period of one hundred eighty (180) consecutive days, whether by reason of illness, incapacity or otherwise.

Reservation of Right to Use Garage. The Grantors reserve an exclusive, perpetual easement over, under and across that portion of the real property which consists of the existing garage and cement slab located to the east of the garage and all improvements thereon.

DATED this 27th day of August, 2014.


MIKE F. JANICKI

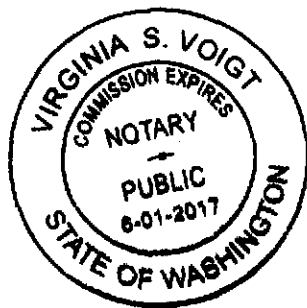

LISA M. JANICKI

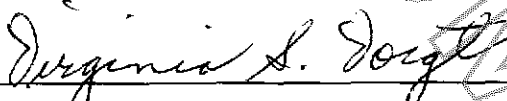
STATE OF WASHINGTON }
COUNTY OF SKAGIT }

ss.

I certify that I know or have satisfactory evidence that **MIKE F. JANICKI** 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 27th day of August, 2014.




Printed Name VIRGINIA S. VOIGT
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/1/17



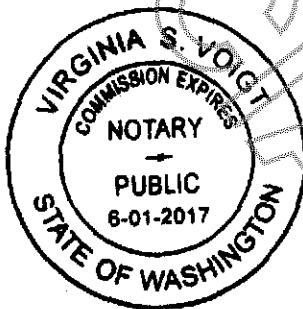
STATE OF WASHINGTON

COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that **LISA M. JANICKI** is the person who appeared before me, and said person acknowledged that she signed this instrument, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 27th day of August, 2014.



Virginia S. Voigt

VIRGINIA S. VOIGT

Printed Name

NOTARY PUBLIC in and for the State of Washington

My Commission Expires 6/1/17

Gift Deed -3-

gift deed (life estate) 082614



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