

Stiles & Stiles, Inc., P.S.
P. O. Box 228
Sedro-Woolley, WA 98284



201501090068

Skagit County Auditor

\$74.00

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3 12:40PM

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Vivian E. Smallwood

GRANTEES: Douglas Smallwood, Susan Smallwood Lewis, Steven Smallwood,
Larry Smallwood, Lynnea Smallwood King and Denise Smallwood
Farmer

ADDRESS: 21561 Ratchford RD, Sedro Woolley, WA 98284

PARCEL NUMBER: P36754

ABBREVIATED LEGAL: OPEN SPACE #206 #799213 1975 DT 14 E 21 RDS OF
W1/2 OF SW1/4 OF SE1/4 LESS RD & TAX 12

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantor is Vivian E. Smallwood, whose mailing address is 21561 Ratchford Rd, 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 follow:

THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 16.5 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 15 TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.,

EXCEPT ROAD,

AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 16.5 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 WITH THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID 16.5 FEET, A DISTANCE OF 206 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 106 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 206 FEET TO THE SOUTH LINE THEREOF; THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 106 FEET TO THE POINT OF THE BEGINNING.

PARCEL ID: P36754

KNOWN AS: 21561 RATCHFORD ROAD

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

EXEMPT
JAN 09 2014

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiary if the primary beneficiary survives the Grantor:

Douglas Smallwood, Susan Smallwood Lewis, Steven Smallwood, Larry Smallwood, Lynnea Smallwood King and Denise Smallwood Farmer as tenants in common.

ALTERNATE BENEFICIARY. If any of the primary beneficiaries do not survive the Grantor, the Grantor designates the surviving beneficiaries as Alternate Beneficiaries.

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 remains the right to revoke this deed.



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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 30th day of December, 2014

Vivian E. Smallwood
Vivian E. Smallwood - Grantor

STATE OF WASHINGTON)

) ss:

COUNTY OF SKAGIT)

On this day personally appeared before me, Vivian E. Smallwood, who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal on December 30, 2014



Brock D. Stiles
NOTARY PUBLIC in and for the
State of Washington, residing at
Jedro Woolley
Commission Expires: *6-20-18*



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