

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



Skagit County Auditor

\$75.00

1/21/2015 Page

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4 8:46AM

REVOCABLE TRANSFER ON DEATH DEED

GRANTORS: Gregg Lial Heagney & Nancy Lynn Heagney, husband and wife

GRANTEES: (1) Survivor of Grantors
(2) Gregg Robert Heagney & Heather Lynn Heagney

ADDRESS: 23038 Ida Lane, Sedro-Woolley, WA 98284

PARCEL NUMBER: P49961

ABBREVIATED LEGAL: PTN NW1/4 SW1/4 AKA TR 2 SHT PLT 17-77
AF#855473

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantors are Gregg Lial Heagney and Nancy Lynn Heagney, whose mailing address is 23038 Ida 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 follow:

PARCEL ID: P49961

TRACT 2 OF SHORT PLAT NO. 17-77, BEING A PORTION OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., APPROVED APRIL 20, 1977 AND RECORDED APRIL 28, 1977 IN VOLUME 2 OF SHORT PLATS, PAGE 51, UNDER AUDITOR'S FILE NO. 855473, RECORDS OF SKAGIT COUNTY, WASHINGTON

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THOSE CERTAIN 60 FOOT STRIPS OF LAND IN THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 25, TOWNSHIP 36 NORTH, RANGE 4 EAST, M.W., DEDICATED FOR TRHE PURPOSES UNDER DOCUMENTS RESPECTIVELY RECORDED AUGUST 2, 1973 AND FEBRUARY 3, 1977, UNDER AUDITOR'S FILE NOS. 788858 AND 850430, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

KNOWN AS: 23038 IDA LANE, SEDRO WOOLLEY, WASHINGTON 98284

PRIMARY BENEFICIARY. The Grantors, Gregg Lial Heagney and Nancy Lynn Heagney, husband and wife, designate the survivor of Gregg Lial Heagney and Nancy Lynn Heagney (the Surviving Grantor) as the primary beneficiary.

ALTERNATE BENEFICIARY. Upon the death of the Surviving Grantor, the Grantors designate the following alternate beneficiaries, if the alternate beneficiaries survive the Surviving Grantor:

Gregg Robert Heagney and Heather Lynn Heagney as tenants in common.

TRANSFER ON DEATH. Each 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, each 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 16th day of January, 2015.


Gregg L. Heagney - Grantor


Nancy Lynn Heagney - Grantor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

EXEMPT

JAN 21 2015

Amount Paid \$
Skagit Co. Treasurer
By HB Deputy



201501210003

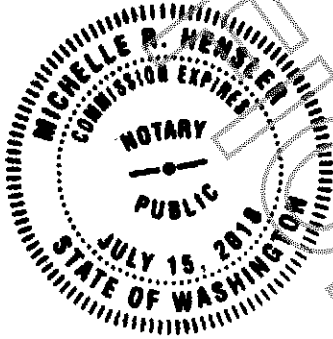
Skagit County Auditor

\$75.00

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me, Gregg Lial Heagney, 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 January 16, 2015

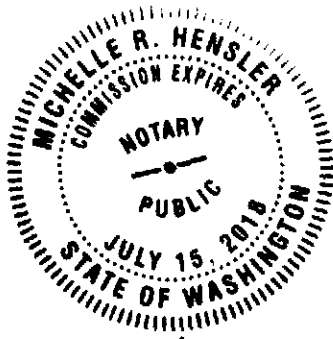


Michelle Hensler
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley WA
Commission Expires: 7-15-18

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me, Nancy Lynn Heagney, 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 January 16, 2015



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