



201502100097

Skagit County Auditor

\$74.00

2/10/2015 Page

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3 2:18PM

Katherine Tarraf, Attorney at Law
702 Main Street
Mount Vernon, WA 98273

REVOCABLE TRANSFER ON DEATH DEED

THE GRANTOR: Douglas Raymond Grant, a single man.

THE GRANTEES: Heather M.R. Byrne, a married person, as her separate property,
Laurie A. Spoelstra, a married person, as her separate property, and
Douglas A. R. Grant, a married person, as his separate property.

ADDRESS: 17121 Dunbar Road
Mount Vernon, WA 98273

PARCEL NUMBER: P21838

ABBREVIATED LEGAL: (0.2500 ac) S 165FT OF W 66FT OF SE1/4 SW1/4 SW1/4 DK1

SUBJECT TO: Easements, restrictions, and reservations of record.

REFERENCE: 201410240126, 201410300035

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
EXEMPT
FEB 10 2015

Amount Paid \$
Skagit Co. Treasurer
By HP Deputy

GRANTOR. The Grantor is Douglas Raymond Grant, whose mailing address is 1810 E Division Street #542, Mount Vernon, Washington, 98274.

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 is legally described as follows:

The South 165 feet of the West 66 feet of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 13, Township 34 North, Range 3 East, W.M., lying North of Dunbar Road.

Subject to easements, restrictions, reservations, covenants, contracts, conditions and the like, of record, if any.

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiaries if the primary beneficiaries survive the Grantor:

Heather M.R. Byrne, whose mailing address is
15557 61st Avenue NE, Kenmore, Washington, 98028

Laurie A. Spoelstra, whose mailing address is
25670 84th Street NW, Stanwood, Washington 98292

Douglas A. R. Grant, whose mailing address is
110 Country Place, Longview, Washington, 98632

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 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).



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This Revocable Transfer on Death Deed is now being signed by Douglas Raymond Grant instead of his attorney-in-fact because Mr. Grants Durable General Power of Attorney, naming his son, Douglas A. R. Grant, as his effective immediately attorney-in-fact, did not specifically state that transfer on death deeds could be signed.

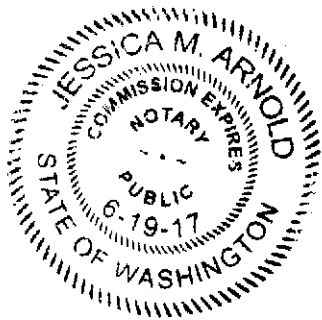
Dated this 10 day of February, 2015.

X D.R. Grant
DOUGLAS RAYMOND GRANT

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Douglas Raymond Grant, to me known to be the agent for person described in and who is authorized to execute 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 this 10 day of February, 2015.



Jessica M. Arnold
Jessica M. Arnold
Notary Public in and for the State of Washington.
Residing at Sedro Woolley.
My appointment expires June 19, 2017.