



Skagit County Auditor
2/13/2015 Page 1 of 3 2:28PM \$74.00

File for record and return to:

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

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Ada-Jean Hill, a single person

GRANTEE: Kenneth Franks and Karen Christensen, tenants in common

ADDRESS: 909 Chestnut Loop, Mount Vernon, WA 98274

PARCEL NUMBER: P126446

ABBREVIATED LEGAL: MONTREAUX PHASE 1 PUD, LOT 53, RECORDED UNDER
AF#200707230124, BEING A PORTION OF SW1/4 OF SECTION 22, TOWNSHIP 34
NORTH, RANGE 4 EAST

SUBJECT TO: Easements, restrictions and reservations of record

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

exempt
FEB 13 2015

Amount Paid \$
Skagit Co. Treasurer
By *Me* Deputy

GRANTOR. The Grantor is Ada-Jean Hill, whose mailing address is 909 Chestnut Loop, Mount Vernon, WA 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 it is legally described as follow:

Lot 53, "PLAT OF MONTREAU, PHASE 1," as per plat recorded on July 23, 2007, under Auditor's File No. 200707230124, records of Skagit County, Washington. Situated in the City of Mount Vernon, County of Skagit, State of Washington.

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


Kenneth Franks and Karen Christensen, as tenants in common.

ALTERNATE BENEFICIARY. If Kenneth Franks does not survive the Grantor, the alternative beneficiaries of his ½ interest are Jason Franks, Jennifer Misner, and Christina Leber, as tenants in common. If Karen Christensen does not survive the Grantor, the alternate beneficiary of her ½ interest is Alisa Manley.

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.

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).

Date: February 4, 2015


Ada-Jean Hill
Grantor



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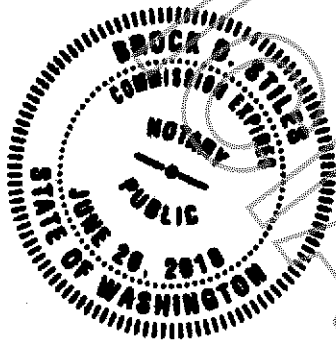
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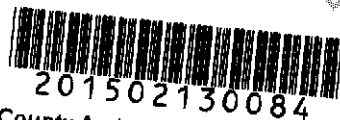
STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me Ada-Jean Hill, who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes mentioned.

GIVEN UNDER my hand and official seal on February 4, 2015.



Brock P. Stiles
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro-Woolley, WA
Commission Expires: 6-20-18



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