



201503060046

Skagit County Auditor

\$74.00

3/6/2015 Page

1 of

3 11:49AM

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: Donna Rae Fry

GRANTEES: Deborah Ann Miller and William Miller

ADDRESS: 22935 Bridgewater Road, Sedro-Woolley, WA 98284

PARCEL NUMBER: P35629

ABBREVIATED LEGAL: INC MH 1973 FLEETWOOD BROADMORE 60X24
SERIAL NUMBER 1986 LOT 3 OF SKAGIT COUNTY SHORT PLAT NUMBER 5-74
BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantor is Donna Rae Fry, whose mailing address is 22935 Bridgewater Road, 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:

That portion of the South Half of the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 2, Township 35 North, Range 4, East M.W., being more particularly described as follows:

Commencing at the East quarter corner of said Section 2, from which the Northeast corner of said Section 2 bears North 3 52' 00" East; thence North 88 19' West along the South line of said Northeast quarter a distance of 163.77 feet; thence North 3 22' 57" East a distance of 30.01 feet to the North line of the Bridgewater Road being the TRUE POINT OF BEGINNING: Thence North 88 19' West along the North line of said Bridgewater Road a distance of 380.00 feet; thence North 3 22' 57" East a distance of 307.96 feet to the North line of said South Half of the Southeast quarter of the Southeast quarter of the Northeast quarter thence South 88 18' 32" East a distance of 380.00 feet; thence South 3 22' 57" West a distance of 307.90 feet to the TRUE POINT OF BEGINNING.

Tax Parcel #350402-1-004-1013 and
Tax Parcel #350402-1-004-1302

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

Deborah Ann Miller and William Miller, husband and wife

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.

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

