

201504020038

Skagit County Auditor

\$74.00

4/2/2015 Page

1 of

3 10:30AM

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: Barbara Ann Craner, a single person

GRANTEE: Keith William Jain and Karen Anne Leyva, tenants in common

ADDRESS: 22970 Bulson Road, Mount Vernon, WA 98274

PARCEL NUMBER: P17428

ABBREVIATED LEGAL: S 1/2 S 1/2 SE 1/4 SE 1/4 EXC RD ALG E LI THOF

SUBJECT TO: Easements, restrictions and reservations of record

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

receipt
APR 02 2015

Amount Paid \$ *74.00*
Skagit Co. Treasurer
By _____ Deputy

GRANTOR. The Grantor is Barbara Ann Craner, whose mailing address is 22970 Bulson Road, 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:

THE SOUTH ½ OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 4 EAST W.M. EXCEPT ROAD ALONG THE EAST LINE THEREOF. THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Keith William Jain and Karen Anne Leyva

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: March 30, 2015

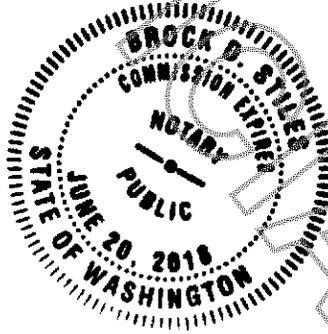


Barbara Ann Craner
Grantor

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me Barbara Ann Craner, who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes mentioned.

GIVEN UNDER my hand and official seal on March 30, 2015



Brock D. Stiles

NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley

Commission Expires: *6-2018*