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File for record and return to:  
Elaine H. McIvor  
2931 Firwood Lane, Unit 321  
Mount Vernon, Washington 98273



201505180168

Skagit County Auditor \$74.00  
5/18/2015 Page 1 of 3 3:45PM

**TRANSFER ON DEATH DEED**

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Grantor: McIvor, Elaine H.  
Grantees: (1) McIvor, Kelly J.  
(2) McIvor, Michael W.  
Abbreviated Legal Description (Full Legal Description on page 1): Northridge Estates  
Condominium Unit 321  
Assessor's Property Tax No.: 4417-060-321-0001; P81997

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**GRANTOR.** The Grantor is Elaine H. McIvor, whose mailing address is 2931 Firwood Lane, Unit 321, Mount Vernon, Washington 98273.

**LEGAL DESCRIPTION.** The real property that is the subject of this Transfer on Death Deed is the Grantor's separate property and is located in the County of Skagit, State of Washington. The real property is commonly known as 2931 Firwood Lane, Unit 321, Mount Vernon, Washington 98273, and is legally described as follows:

Apartment Unit 321, "NORTHRIDGE ESTATE CONDOMINIUM", as shown on "Survey and Floor Plans", filed respectively under Auditor's File Nos. 8901100090, 8709010045, 8609050016, 8508120021, 8409210028 and 8405310048, in volume 14 of Plats, pages 124 and 125, volume 14 of Plats, pages 65 and 66, in volume 14 of Plats, pages 40 and 41, in volume 14 of Plats, pages 22 and 23, in Volume 14 of Plats, pages 12 and 13, in Volume 13 of Plats, pages 113 to 115, inclusive, and in Volume 13 of Plats, pages 97 to 105, inclusive, and as identified by Declaration recorded under Auditor's File No. 8901100091, being an amendment of Declarations recorded under Auditor's File Nos. 8709010046, 8609050017, 8508120022, 8002220033, 8202080028, 8405310049 and 8410010003, intended for single family residential use.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 18 2015 *Exempt mem*

Page 1

Transfer on Death Deed

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

Said condominium being a portion of Tract "B": of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO.1", as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington; the legal description being Parcels "A", "C" and "E" set forth in Article 5 of said Declaration recorded under Auditor's File No. 8002220033.

TOGETHER WITH an undivided 1.97 percentage interest in the common and limited common areas within said condominium as set forth in said Declaration under Auditor's File No. 8901100091, and shown on said "Survey and Floor Plans".

TOGETHER WITH a non-exclusive and exclusive use of the common area and limited common areas as set forth in said Declaration recorded under Auditor's File No. 8901100091.

**PRIMARY BENEFICIARY.** The Grantor designates the following primary beneficiaries, if the primary beneficiary survives the Grantor: Kelly J. McIvor, whose mailing address is Post Office Box 1103, Camas, Washington 98607; and Michael W. McIvor, whose mailing address is Post Office Box 42, Mukilteo, Washington 98275.

**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 as designated above. Before the Grantor's death, the Grantor has 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 first Grantor to die and the Surviving Grantor's death are exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-6IA-202(7).

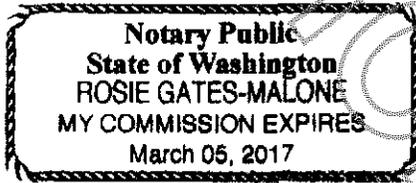
DATED this May 18, 2015.

  
Elaine H. McIvor

State of Washington )  
 ) SS  
County of Skagit )

I certify that I know or have satisfactory evidence that Elaine H. McIvor signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed on May 18, 2015.



*Rosie Gates-Malone*  
Rosie Gates-Malone  
Notary Public in and for the State of  
Washington  
My Commission expires 3/05/2017