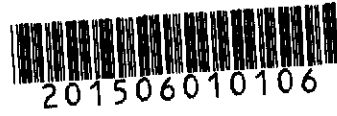


Stiles & Stiles, Inc., P.S.
P. O. Box 228
Sedro-Woolley, WA 98284



Skagit County Auditor
6/1/2015 Page 1 of 3 9:34AM \$74.00

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Phyllis L. Queen

GRANTEES: Loretta D. Edson

ADDRESS:

PARCEL NUMBER: P40130

ABBREVIATED LEGALS: (1.5 ac) TAX 10 THAT PTN OF SW1/4 SW1/4 LY N OF
C/L OF BLACK CRK

SUBJECT TO: Easements, restrictions and reservations of record

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 01 2015

Amount Paid \$
Skagit Co. Treasurer
By Deputy

receipt
name

GRANTOR. The Grantor is Phyllis L. Queen, whose mailing address is 27380 Hoehn 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 is legally described as follows:

P40130 / 350523-0-019-0006:

That portion of the Southwest quarter (SW1/4) of the Southwest quarter (SW ¼) of Section Twenty-three (23), Township Thirty-five (35) North, Range Five (5) East of the Willamette Meridian, described as follows:

Beginning at a point in the middle of the channel of Black Creek as said channel is described in deed dated May 10, 1923, and recorded in Volume 126 of Deeds at Page 518, a distance of 387.75 feet East of the Northwest corner of said Southwest quarter (SW ¼) of the Southwest quarter (SW ¼); thence South 57 ½ ° East along the middle of said channel, 82.5 feet; thence South 14 ° East along said channel 231 feet; thence along said channel North 78 ° East 330 feet; thence North 70 ° East 214.5 feet; thence North 22 ½ ° East 148.5 feet; thence West 750.75 feet to the point of beginning.

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

Loretta D. Edson

ALTERNATE BENEFICIARY. If any of the primary beneficiary does not survive the Grantor, the Grantor designates James T. McMullen Jr. as alternate beneficiary if he survives the Grantor.

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 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).

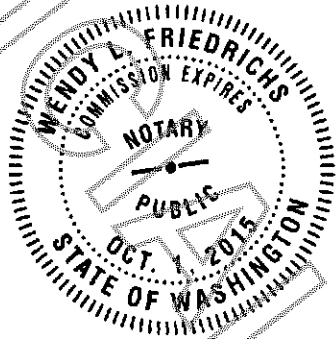
Date: May 13, 2015

Phyllis L. Queen
Phyllis L. Queen, Grantor

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me, Phyllis L. Queen, 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 therein mentioned.

GIVEN UNDER my hand and official seal on May 13, 2015



Wendy A. Friedrichs
NOTARY PUBLIC in and for the
State of Washington, residing at
SeaTac WA
Commission Expires: 10-1-15

UNRECORDED INSTRUMENT DOCUMENT