

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



201506010108

Skagit County Auditor  
6/1/2015 Page

1 of

\$74.00  
3 9:34AM

**REVOCABLE TRANSFER ON DEATH DEED**

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GRANTOR: Phyllis L. Queen

GRANTEES: James T. McMullen Jr.

ADDRESS: 27459 Hoehn Road, Sedro-Woolley, WA 98284

PARCEL NUMBER: P40094

ABBREVIATED LEGALS: (20.1000 ac) N1/2 S1/2 NE 1/4 W of Rd less S 286ft

SUBJECT TO: Easements, restrictions and reservations of record

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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 01 2015 *re-empt*

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

**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:

P40094 / 350522-1-003-0003

All that part of the North Half of the Southeast Quarter of the Northeast Quarter lying North and West of the James Young and Sterling County road, and all of the East Half of the North Half of the Southwest Quarter of the Northeast Quarter; all in Section 22, Township 35 North, Range 5 East of the Willamette Meridian, EXCEPT road rights of way.

ALSO the West Half of the North Half of the Southwest Quarter of the Northeast Quarter, of Section 22, Township 35 North, Range 5 East of the Willamette Meridian, EXCEPT roads.

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

James T. McMullen Jr.

**ALTERNATE BENEFICIARY.** If any of the primary beneficiary does not survive the Grantor, the Grantor designates Ashley McMullen 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).

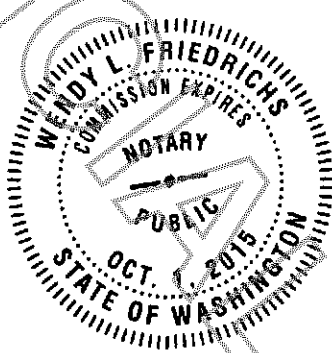
Date: May 13, 2015

Phyllis 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 L. Friedrichs  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro Woolley WA  
Commission Expires: 10-1-15

UNOFFICIAL DOCUMENT