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Skagit County Auditor

\$74.00

6/17/2015 Page

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 17 2015 *prompt*
*num***REVOCABLE TRANSFER ON DEATH DEED**

Amount Paid \$
Skagit Co. Treasurer
By _____ Deputy

GRANTOR: Joan K. Fox

GRANTEES: Linda M. Stark, Karen L. Eichler, Nancy L. Moores, Pamela J. Ford
and Michael R. Fox

ADDRESS: 20317 Lafayette Road, Burlington, WA 98233

PARCEL NUMBER: P62421

ABBREVIATED LEGAL: A Portion of Tract 24, Burlington Acreage Property
SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantor is Joan K. Fox, whose mailing address is 1501 Collins
Road, Apartment 115, 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:

BURLINGTON ACREAGE TRACT 24, PORTION OF THE EAST 1/2 OF THE EAST 1/2,
BEGINNING AT SOUTHEAST CORNER OF SAID LOT 24; THENCE POINT OF
BEGINNING; THENCE NORTH 115 FEET ALONG THE EAST LINE LINE OF SAID LOT;
THENCE WEST 155 FEET PARALLEL TO SOUTH LINE OF SAID LOT; THENCE SOUTH
PARALLEL TO EAST LINE OF SAID LOT TO SOUTH LINE OF SAID LOT; THENCE EAST

TO POINT OF BEGINNING; TOGETHER WITH PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER EAST 120 FEET OF NORTH 115 FEET OF SOUTH 230 FEET TRACT 24; THENCE SOUTH 89 DEGREES 44' 44" WEST ALONG SOUTH LINE SAID NORTH 115 FEET DISTANCE OF 18.29 FEET; THENCE NORTH 00 DEGREES 30' 03" WEST PARALLEL WITH THE WEST LINE OF EAST 120 FEET A DISTANT OF 102 FEET; THENCE NORTH 89 DEGREES 44' 44" EAST 18.29 FEET TO WEST LINE SAID EAST 120 FEET; THENCE SOUTH 00 DEGREES 30' 03" EAST ALONG WEST LINE SAID EAST 120 FEET; DISTANCE OF 102 FEET POINT OF BEGINNING; EXCEPT PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT NORTHWEST CORNER EAST 120 FEET OF SOUTH 230 FEET TRACT 24; THENCE NORTH 89 DEGREES 44' 44" EAST ALONG NORTH LINE SAID SOUTH 230 FEET DISTANCE OF 120 FEET TO WEST LINE COUNTY ROAD; THENCE SOUTH 00 DEGREES 30' 03" EAST ALONG WEST LINE ROAD 37.89 FEET TO POINT OF TANGENCY CURVE HAVING RADIUS OF 25 FEET WHICH RUNS NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTAL ANGLE OF 89 DEGREES 45' 13" ARC DISTANCE OF 39.16 FEET TO POINT TANGENCE; THENCE SOUTH 89 DEGREES 44' 44" WEST DISTANCE OF 95.11 FEET TO WEST LINE EAST 120 FEET SAID TRACT 24; THENCE NORTH 00 DEGREES 30' 03" WEST ALONG WEST LINE SAID EAST 120 FEET DISTANCE OF 13.00 FEET TO POINT OF BEGINNING. ALSO EXCEPT A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 120 FEET OF THE NORTH 115 FEET OF THE SOUTH 230 FEET OF TRACT 24 OF THE PLAT OF BURLINGTON ACREAGE PROPERTY AS RECORDED IN VOLUME 1 OF PLATS AT PAGE 49, RECORDS OF SKAGIT COUNTY, WAHINGTON; THENCE SOUTH 89 DEGREES 44' 44" WEST ALONG THE SOUTH LINE OF SAID NORTH 115 FEET, A DISTANCE OF 18.29 FEET; THENCE NORTH 00 DEGREES 30' 03" WEST PARALLEL WITH THE WEST LINE OF SAID EAST 120 FEET, A DISTANCE OF 102.00 FEET; THENCE NORTH 89 DEGREES 44' 44" EAST, A DISTANCE OF 18.29 FEET TO THE WEST LINE OF SAID EAST 120 FEET; THENCE SOUTH 00 DEGREES 30' 03" EAST ALONG THE WEST LINE OF SAID EAST 120 FEET, A DISTANCE OF 102.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

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

Linda M. Stark, Karen L. Eichler, Nancy L. Moores, Pamela J. Ford, and Michael R. Fox each an undivided one-fifth interest as tenants in common.

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 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).

DATED June 4, 2015

Joan K. Fox
Joan K. Fox - Grantor

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me, Joan K. Fox, 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 June 4 2015

Joan K. Fox
NOTARY PUBLIC in and for the
State of Washington, residing at
Seattle - Washington
Commission Expires Sept 1, 2017

