

FILE FOR RECORD AND RETURN TO:

B. David Thomas

P.O. Box 2821

Kirkland, WA 98083-2821



201507090006

Skagit County Auditor

\$75.00

7/9/2015 Page

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4 8:40AM

REVOCABLE TRANSFER ON DEATH DEED

Grantor: Arastou Monjaze, who is also known as Al Monjaze, a single person

Grantee: The Successor Trustee of the Living Trust of Arastou Monjaze dated October 28, 2014, and any amendments thereto

Legal Description (abbreviated): Ptn Govt. Lot 1 In 19-35-3 E W.M.; And Ptn Govt. Lot 4 And SW SE Of 18-35-3 E W.M.

Complete Legal Description on Pages 3 and 4.

Assessor's Tax Parcel Number(s): 350318-0-005-001; P34452, 350319-0-012-0001; P34489, 350319-0-001-0004, P34472, 350319-0-001-0200, P113600

Reference Nos. of Documents Released or Assigned: N/A

GRANTOR. The Grantor is Arastou Monjaze, who is also known as Al Monjaze, a single person, whose mailing address is 605 Evergreen Point Road, Medina, WA 98039.

LEGAL DESCRIPTION. The real property that is the subject of this Revocable Transfer on Death Deed is situate in the County of Skagit, State of Washington, and it is legally described as follows:

See Exhibit A attached hereto and incorporated herein.

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiary if the primary beneficiary survives the Grantor: The Successor Trustee of the Living Trust of Arastou Monjaze dated October 28, 2014, as amended, whose mailing address is 605 Evergreen Point Road, Medina, WA 98039.

ALTERNATE BENEFICIARY. N/A

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 beneficiary as designated above. Before the Grantor's death, the Grantor has the right to revoke this deed.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

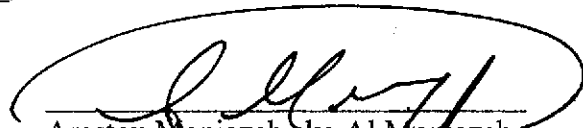
JUL 09 2015

exempt

Amount Paid \$ *None*
Skagit Co. Treasurer
By Deputy

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 this 7th day of May, 2015.


Arastou Monjazez aka Al Monjazez


STATE OF WASHINGTON)

COUNTY OF KING)

On this 7th day of May, 2015, before me personally appeared Arastou Monjazez, who is also known as Al Monjazez, to me known to be the individual that executed the within and foregoing instrument and acknowledged the said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 7th day of May, 2015.




Type/Print Name: B. David Thomas
Notary Public in and for the State of
Washington residing at Kirkland
My Commission expires: 11-5-18

DESCRIPTION:

Government Lot 1 in Section 19; Government Lot 4 in Section 18; and that portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 18 lying South and West of the Joe Leary Slough; all in Township 35 North, Range 3 East, W.M., EXCEPT the six following described parcels:

1.) Dike, ditch and County road rights-of-way;

2.) Beginning at a point on the South line of said Government Lot 1 that bears North $89^{\circ}54'00''$ West 1,149.34 feet from its Southeast corner; more or less, to the West line of the County road more commonly referred to as the Bayview-Edison Road, said point being on a curve to the right in a Northerly and Easterly direction having a radius of 1,378.14 feet, at which point the tangent to the curve bears North $1^{\circ}20'31''$ East;

thence following along the West side of said road in a Northerly and Easterly direction having a radius of 1,378.14 feet and a central angle of $22^{\circ}19'09''$, an arc distance of 536.85 feet to the true point of beginning;

thence continuing in a Northerly and Easterly direction along said curve to the right having a radius of 1,378.14 feet and a central angle of $11^{\circ}36'18''$, an arc distance of 279.14 feet, more or less, to the most Southerly corner of that tract of land conveyed to John B. Moon and Joyce V. Moon, husband and wife, Grantees from Lester C. Merritt and Evelyn Bernice Merritt, husband and wife, by that instrument dated June 11, 1973 and recorded June 20, 1973 under Auditor's File No. 786810, records of Skagit County, Washington as established from physical survey for Lester C. Merritt by J. A. Newman, Professional Land Surveyor, according to that unrecorded survey map dated March 5, 1973 and description for deed dated March 6, 1973; thence North $38^{\circ}24'54''$ West along the Southwesterly line of said Moon tract and the Northerly projection thereof, a distance of 205.69 feet to the approximate base of a ridge;

thence Southerly along the base of said ridge on the following courses and distances: South $35^{\circ}16'57''$ West, 117.26 feet; South $13^{\circ}26'08''$ West, 82.90 feet; South $33^{\circ}11'18''$ West, 81.41 feet; South $17^{\circ}30'04''$ West, 122.42 feet to a point which bears North $75^{\circ}01'43''$ West, a distance of 164.70 feet, more or less, from the point of beginning;

thence departing said base of ridge South $75^{\circ}01'43''$ East a distance of 164.70 feet to the point of beginning.

3.) Beginning at a point 1,602 feet West of the Southeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 3 East, W.M.;

thence North 4° West 401.6 feet;

thence West 154.5 feet;

thence South 18° West 432.2 feet;

thence East 311.8 feet to the point of beginning.

4.) Beginning at a point 1,602 feet West of the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 3 East, W.M.;

thence South 4° East 62 feet;

thence Southwesterly on a curve to the left and along the Northerly boundary of the County road 323 feet;

thence North $8^{\circ}20'$ West 214.3 feet;

thence East 311.8 feet to the point of beginning.

DESCRIPTION CONTINUED:

- 5.) Beginning at the Northeast corner of said Section 19;
thence West along the North line of said subdivision 1,331.31 feet to the Northwest corner of the
Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 19;
thence South $78^{\circ}47'26''$ West for 2,146.37 feet to the true point of beginning of this description on the
Northwesterly margin of Bayview-Edison County Road;
thence North $37^{\circ}39'$ West for 129.01 feet;
thence South $63^{\circ}34'33''$ West for 152.94 feet to the Northeasterly boundary of those premises conveyed
to George W. McKay, et al, by Deed dated September 30, 1924, and recorded October 9, 1924, in
Volume 134 of Deeds, page 27, records of Skagit County, Washington;
thence South $37^{\circ}39'$ East along said boundary for 192.06 feet to the Northwesterly margin of County
road;
thence North $39^{\circ}50'29''$ East along said Northwesterly margin for 153.65 feet to the true point of
beginning.
- 6.) The East 20 acres of said portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying South and West of the
Joe Leary Slough, as it existed on January 9, 1984; (the West line of said East 20 acres being drawn in a
straight line parallel with the West line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$.)

All situate in the County of Skagit, State of Washington.