

WHEN RECORDED RETURN TO:

DIANA G. HANCOCK
Attorney at Law, P.S.
Post Office Box 160
Lopez Island, Washington 98261



201510220015

Skagit County Auditor

\$76.00

10/22/2015 Page

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4 9:07AM

DOCUMENT NAME: TRANSFER ON DEATH DEED

GRANTOR: JAMES F. THOMAS, a married person

GRANTEES: COLLEEN O'MEARA THOMAS, his wife

LEGAL DESCRIPTION: Ptn Lot 3 & all of Lots 4 & 5, Blk 302, NORTHERN PACIFIC
ADDITION, Vol 2 of Plats, pp 9 through 11, records of Skagit
County, Washington; AKA Lot B of Survey, Vol 16 of Surveys,
Page 149; Sec 23, Twp 35N, R1W, W.M.
(See Exhibit A on page 3 for full legal)

ASSESSOR'S TAX PARCEL NUMBERS: P107877/3809-302-005-0000

AUDITOR'S FILE NO.
OF DOCUMENT BEING
RELEASED OR ASSIGNED N/A

WHEN RECORDED RETURN TO:

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P.O. Box 160
Lopez, Washington 98261

TRANSFER ON DEATH DEED

THE GRANTOR, **James F. Thomas**, a married person, for and in consideration of establishing a Transfer on Death Deed according to the Washington Uniform Real Property Transfer on Death Act, upon his death, conveys and quit claims to GRANTEE, **Colleen O'Meara Thomas**, his wife, all of Grantor's right, title and interest in and to the following-described real estate, situated in the County of Skagit, State of Washington, along with all after acquired title of Grantor therein:

See Exhibit A which is attached hereto and incorporated herein by reference.

Subject to easements, covenants, conditions and other provisions of record.

Tax Parcel Number: P107877/3809-302-005-0000

In the event **Colleen O'Meara Thomas** predeceases Grantor, Grantor upon his death conveys and quit claims all of Grantor's right, title and interest in and to the above-described real property to Grantor's children, **Elizabeth A. Thomas** and **Kathleen M. Sunderland**, each as her separate estate, in equal shares as tenants in common, along with all after acquired title of Grantor therein. In the event either of Grantor's children predeceases Grantor leaving issue, Grantor leaves that deceased child's interest in the above-described real property to that deceased child's issue in equal shares as tenants in common. In the event either of Grantor's children predeceases Grantor leaving no issue, Grantor leaves that deceased child's interest in the above-described real property to Grantor's surviving child as her separate estate.

Grantor shall retain ownership in fee simple during Grantor's lifetime and retains the power to revoke this Deed until Grantor's death. Such revocation shall be in writing and recorded in the office of the Auditor of Skagit County, Washington, prior to Grantor's death.

Dated: October 5, 2015


James F. Thomas, Grantor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 22 2015

EXEMPT
man

Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON

)
)ss.
)

COUNTY OF SAN JUAN

I certify that I know or have satisfactory evidence that **James F. Thomas** is the individual who appeared before me, and he acknowledged that he signed this instrument (*Transfer on Deed*) as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5th day of October, 2015.

(Sign) *Diana G. Hancock*

(Print) DIANA G. HANCOCK

Notary Public in and for said state
residing at Lopez Island

My Commission expires: 1-3-16

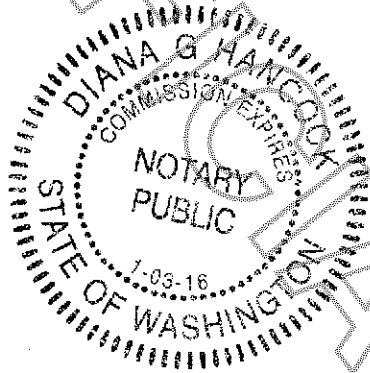


EXHIBIT A

The West Half of Lot 3 and all of Lots 4 and 5, Block 302, NORTHERN PACIFIC ADDITION, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington; also known as Tract B of Survey recorded in Volume 16 of Surveys, page 149, records of Skagit County, Washington.

END OF EXHIBIT A