

Jones Butler Dolan, PS
P.O. Box 2784
Mount Vernon, WA 98273
360-336-2939



201602100057

Skagit County Auditor

\$75.00

2/10/2016 Page

1 of

3 1:45PM

TRANSFER ON DEATH DEED

GRANTOR: Melvin A. Peterson, an unmarried man, by and through his Attorney-in-Fact, Robert R. Peterson.

GRANTEES: Robert R. Peterson, a married man, as his separate property, and,
Martin L. Peterson, a married man, as his separate property.

ADDRESS: 9177 Belleville Road
Skagit County, WA

PARCEL NUMBER: P36889

ABBREVIATED LEGAL: S 100FT OF FDT BEG ON N LI SEC 19 50FT ELY FR C/L OLD RLY TH SELY PLW SD C/L & 50FT DIST THFRM 975FT TH SWLY AT R/A 110FT M/L TO E LI OF HWY TH NWLY AL GHWY TO N SEC LI TH E 95FT TPB

SUBJECT TO: Easements, restrictions and reservations of record.

REFERENCE: 692244, 200712210041

GRANTOR. Melvin A. Peterson, an unmarried man, by and through his Attorney-in-Fact, Robert R. Peterson, by Powers of Attorney dated December 20, 2007. Robert R. Peterson's mailing address is P.O. Box 926 Fall City, Washington, 98024.

PRIMARY BENEFICIARY. The Grantor designates the following Beneficiaries, provided the Beneficiaries survive the Grantor:

Robert R. Peterson, a married man, as his separate property, and
Martin L. Peterson, a married man, as his separate property.

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 follows:

The South 100 Feet of the following described tract, to wit: All that part of the right of way of the railway of the Great Northern Railway Company in the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point in the North line of said Section 19, 50 feet distant Easterly (measured at right angles) from the center line of the railway of said Railway Company, as formerly located and constructed, but now abandoned; thence Southeasterly parallel with said center line and 50 feet distant therefrom 975 feet; thence Southwesterly at right angles to last described course 110 feet, more or less, to the Easterly boundary of State Highway No. 1, as now laid out and established; thence Northwesterly along said Easterly boundary to the North line of said Section 19, thence East along said North line 95 feet, more or less, to the point of beginning; EXCEPT any portion thereof lying within the boundaries of existing county roads or rights of way therefor.

Situated in County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements, and easement of record.

TRANSFER ON DEATH. Upon the death of the Grantor, 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. Prior to the Grantor's death, Grantor retains 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 pursuant to 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 5 day of February, 2016.



MELVIN A. PETERSON,
By and through his Attorney-in-Fact,
ROBERT R. PETERSON

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

EXEMPT
FEB 10 2016

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

STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss:

I certify that I know or have satisfactory evidence that Robert R. Peterson is the person who appeared before me, and he acknowledged that he was authorized to execute this instrument as Attorney-in-Fact for Melvin A. Peterson, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: This 5 day of February, 2016.



LISA L. OWEN
Notary Public
In and for the State of Washington
My appointment expires 10/01-2017

