

Katherine Tarraf, Attorney at Law
702 Main Street
Mount Vernon, WA 98273



Skagit County Auditor
2/26/2016 Page

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\$77.00
5 2:21PM

REVOCABLE TRANSFER ON DEATH DEED

THE GRANTORS: JOSEPH S. HUEY and PATRICIA A. HUEY, husband and wife.

THE GRANTEE(S): (1) Survivor of Grantors
(2) JUSTIN BRELAND HUEY

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
EXEMPT

ADDRESS: 20384 Hill Creek Lane
Mount Vernon, WA 98274

FEB 26 2016

PROPERTY ID NUMBER: P16717, 330417-1-003-0102
P16657, 330416-2-003-0408

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

ABBREVIATED LEGAL: DK3: DR17: N 150 FEET OF E 150 FEET OF S1/2 SE1/4 NE1/4 TOGETHER WITH THAT PORTION OF S1/2 OF SE1/4 NE1/4 DESCRIBED AS FOLLOWS; COMMENCING AT NE CORNER OF SAID S1/2 OF SE1/4 NE1/4; THENCE N 89-08-28 W ALONG NORTH LINE THEREOF A DISTANCE OF 150.04 FEET TO NW CORNER OF NORTH 150 FEET OF EAST 150 FEET OF SAID S1/2 AND TRUE POINT OF BEGINNING; THENCE CONTINUING N 89-08-28 W A DISTANCE OF 191.81 FEET; THENCE S 7-23-00 W A DISTANCE OF 189.72 FEET; THENCE S 83-24-05 E A DISTANCE OF 222.29 FEET; THENCE N 0-25-20 W, PARALLEL TO EAST LINE OF SAID S1/2 A DISTANCE OF 27.89 FEET TO EXISTING WOOD POST AND RAIL FENCE LINE, AS IT EXISTED ON MARCH 17, 1995; THENCE S 78-11-38 E ALONG SAID FENCE LINE A DISTANCE OF 147.15 FEET TO EAST LINE OF SAID S1/2; THENCE N 0-25-20 W ALONG SAID EAST LINE A DISTANCE OF 37.85 FEET TO SE CORNER OF NORTH 150 FEET OF EAST 150 FEET OF SAID S1/2; THENCE N 89-08-28 W ALONG SOUTH LINE THEREOF A

DISTANCE OF 150.04 FEET TO SW CORNER OF SAID NORTH 150 FEET OF EAST 150 FEET; THENCE N 0-25-20 W ALONG WEST LINE THEREOF A DISTANCE OF 150.04 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO THAT PORTION LYING WITHIN THE DRAINAGE DISTRICT.****EASEMENT****TOGETHER WITH A 15 FOOT WIDE EASEMENT FOR WATER PIPE PURPOSES, OVER, UNDER, ACROSS & THROUGH THE FOLLOWING DESCRIBED STRIP OF LAND; BEGINNING AT THE MOST SE CORNER OF ABOVE DESCRIBED TRACT; THENCE S 0-25-20 E ALONG EAST LINE OF NE1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 4 EAST, A DISTANCE OF 104.79 FEET; THENCE S 89-34-40 W A DISTANCE OF 15 FEET; THENCE N 0-25-20 W, PARALLEL WITH SAID EAST LINE, A DISTANCE OF 105.63 FEET; TO SOUTH LINE OF SAID TRACT; THENCE S 87-11-38 E A DISTANCE OF 15.02 FEET TO TRUE POINT OF BEGINNING. ALSO TOGETHER WITH A WELL PROTECTION EASEMENT FOR INDIVIDUAL WATER WELL PURPOSES, SAID EASEMENT BEING A 100 FEET RADIUS CIRCLE AND THE CENTER OF SAID CIRCLE IS AN EXISTING WELL AND SAID WELL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE MOST SE CORNER OF 1ST DESCRIBED PARCEL; THENCE S 0-25-20 E ALONG EAST LINE OF NE1/4 OF SAID SECTION 17 A DISTANCE OF 133.71 FEET; THENCE S 89-34-40 W A DISTANCE OF 7.78 FEET TO AN EXISTING WATER WELL.****EASEMENT**** TOGETHER WITH S1/2 N1/2 SE1/4 NE1/4 DT 17 EXCEPT THAT PTN SD TR LY W OF HILL DITCH

SUBJECT TO: Easements, restrictions, and reservations of record.

REFERENCE: Skagit County Auditor No. 199606100140

GRANTORS. The Grantors are Joseph S. Huey and Patricia A. Huey, whose mailing address is 20384 Hill Creek Lane, Mount Vernon, Washington, 98274.

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:

P16717

The North 150 feet of the East 150 feet of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 33 North, Range 4 East, W.M.

That portion of the South ½ of the Southeast ¼ of the Northeast ¼ of Section 17, Township 33 North, Range 4 East, W.M., described as follows:

COMMENCING at the Northeast corner of said South ½ of the Southeast ¼ of the Northeast ¼; thence North 89 degrees 08'28" West, along the North line thereof, a distance of 150.04 feet of the Northwest corner of the North 150.00 feet to the East 150.00 feet of said South ½ and the TRUE POINT OF BEGINNING; thence continuing North 89 degrees 08'28" West, a distance of 191.81 feet; thence South 7 degrees 23'00" West, a distance of 189.72 feet; thence South 83 degrees 24'05" East, a distance of 222.29 feet; thence North 0 degrees 25'20" West, parallel to the East line of said South ½, a distance of 27.89 feet to the existing wood post and rail fence line as it existed on March 17, 1995; thence South 87 degrees 11'38" East, along said fence line, a distance of 147.15 feet to the East line of said South ½; thence North 0 degrees 25'20" West, along said East line, a distance of 37.85 feet to the Southeast corner of the North 150.00 feet of the East 150.00 feet of said South ½; thence North 89 degrees 08'28" West, along the South line thereof, a distance of 150.05 feet to the Southwest corner of said North 150.00 of the East 150.00 feet; thence North 0 degrees 25'20" West, along the West line thereof, a distance of 150.04 feet to the TRUE POINT OF BEGINNING.

SUBJECT to that portion lying within the Drainage District.

TOGETHER WITH a 15.00 feet wide easement for water pipe line purposes, over, under, across and through the following described strip of land; BEGINNING at the most Southeast corner of the above described Tract "A"; thence South 0 degrees 25'20" East, along the East line of the Northeast ¼ of Section 17, Township 33 North, Range 4 East, W.M., a distance of 104.79 feet; thence South 89 degrees 34'40" West, a distance of 15.00 feet; thence North 0 degrees 25'20" West, parallel with the said East line, a distance of 105.63 feet; to the South line of said Tract "A"; thence South 87 degrees 11'38" East, a distance of 15.02 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH a well Protection Easement for individual water well purposes, said Easement being a 100.00 feet Radius Circle and the center of said circle is an existing well and said well is more particularly described as follows:

COMMENCING at the most Southeast corner of above described Tract "A"; thence South 0 degrees 25'20" East, along the East line of the Northeast ¼ of said Section 17; a distance of 133.71 feet, thence South 89 degrees 34'40" West, a distance of 7.78 feet to an existing water well.

P16657

The West 25.75 feet of the following described tract:

The West 503.00 feet of the North ½ of the South ½ of the Southwest ¼ of the Northwest ¼ of Section 16, Township 33 North, Range 4 East W.M., as measured at right angles from the West line of said Northwest ¼.

Subject to easements, restrictions, reservations, covenants, contracts, conditions and the like, of record, if any.

PRIMARY BENEFICIARY. The Grantors designate the survivor of Joseph S. Huey and Patricia A. Huey (the "Surviving Grantor") as the primary beneficiary, whose mailing address is 20384 Hill Creek Lane, Mount Vernon, Washington, 98274.

ALTERNATE BENEFICIARY. Upon the death of the Surviving Grantor, the Grantors designate the following alternate beneficiary, if the alternate beneficiary survives the Surviving Grantor:


Justin Breland Huey, whose mailing address is
1192 S Spruce Street, Burlington, Washington 98233

If a Grantee beneficiary does not survive the Grantor, the conveyance to that Grantee beneficiary shall become part of the estate of the Grantee beneficiary.

TRANSFER ON DEATH. Upon the death of the Deceased Grantor, the Deceased Grantor transfers all of his or her interest in the described property, including without limitation any after acquired title of the Grantors, to the Surviving Grantor. Upon the death of the Surviving Grantor, the Surviving Grantor transfers all of the Surviving Grantor's interest in the described property, including without limitation any after acquired title of the Surviving Grantor, equally to the alternate beneficiary set forth above. Before the Grantor's death, each 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 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 12 day of February, 2016.



JOSEPH S. HUEY

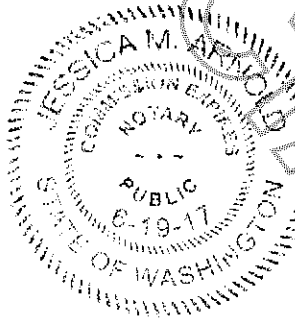


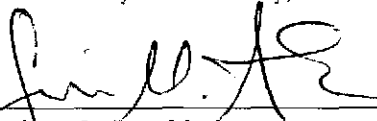
PATRICIA A. HUEY

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Joseph S. Huey and Patricia A. Huey, to me known to be the persons described in and who are authorized to execute the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12 day of February, 2016.





Jessica M. Arnold
Notary Public in and for the State of Washington.
Residing at Sedro Woolley.
My appointment expires June 19, 2017.