

WHEN RECORDED RETURN TO:

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



201603280062

Skagit County Auditor

\$74.00

3/23/2016 Page

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2 9:24AM

## TRANSFER ON DEATH DEED

THE GRANTOR, **Elizabeth Louise Matterand**, a single person, for and in consideration of establishing a Transfer on Death Deed according to the Washington Uniform Real Property Transfer on Death Act, upon her death, conveys and quit claims to GRANTEE, **Ronald Wayne Fowler**, her son, 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:

Tract 2, City of Mount Vernon Short Plat No. MV-6-94, approved January 27, 1995 and recorded January 30, 1995, under Auditor's File No. 9501300001, in Volume 11 of Short Plats, pages 177 and 178, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Northeast Quarter 1/4 of the Southeast 1/4 of Section 16, Township 34 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement over, across and under the West 20 feet of Tract 1 of said Short Plat for the uses and purposes set forth on the document recorded January 7, 2000 as Auditor's File No. 20000107041.

Assessor's Tax Parcel Number(s): P107688, 340416-4-004-0500

Subject to provisions of record.

In the event **Ronald Wayne Fowler** predeceases Grantor, Grantor upon her death conveys and quit claims all of Grantor's right, title and interest in and to the above-described real property to the children of Ronald Wayne Fowler, in equal shares as tenants in common, along with all after acquired title of Grantor therein.

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.

Dated: March 3, 2016

*Elizabeth Louise Matterand*  
Elizabeth Louise Matterand, Grantor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
EXEMPT  
MAR 28 2016

Amount Paid \$  
Skagit Co. Treasurer  
By HB Deputy

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF SAN JUAN )

I certify that I know or have satisfactory evidence that **Elizabeth Louise Matterand** is the individual who appeared before me, and she acknowledged that she signed this instrument (*Transfer on Deed*) as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3rd day of March, 2016.



(Sign) Diana G. Hancock

(Print) DIANA G. HANCOCK  
Notary Public in and for said state  
residing at Lopez Island

My Commission expires: 1-3-2020