

201604150097
Skagit County Auditor
4/15/2016 Page 1 of 3 \$75.00
1:59PM

File for record and return to:
Stiles Law Inc., P.S.
P. O. Box 228
Sedro-Woolley, WA 98284

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Wilbur H. Wade
GRANTEES: Thomas B. Wade and Vickie J. Bird
ADDRESS: 605 Nelson Street, Sedro-Woolley, WA 98284
PARCEL NUMBER: P75294
ABBREVIATED LEGAL: SEDRO LOT 3 BLK 4
SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantor is Wilbur H. Wade, whose mailing address is 1611 13th Street, Anacortes, WA 98221.

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:

LOT 3, BLOCK 4, PLAT OF THE TOWN OF SEDRO, AS PER PLAT
RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT
COUNTY; SITUATE IN THE COUNTY OF SKAGIT, STATE OF
WASHINGTON.

PRIMARY BENEFICIARY. The Grantor, Wilbur H. Wade, designates Thomas B. Wade and Vickie J. Bird as the primary beneficiaries in equal shares as tenants in common, SUBJECT TO a life estate to Billie J. Wade, my spouse, for her to receive any and all rental income from the property less payment of real estate taxes, expenses of maintaining said property in suitable repair and condition, premiums of insurance on said property, and other expenses thereof.

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 beneficiaries set forth above. Before the Grantor's death, the Grantor remains 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 13th day of April, 20 16.

Wilbur H. Wade
Wilbur H. Wade

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

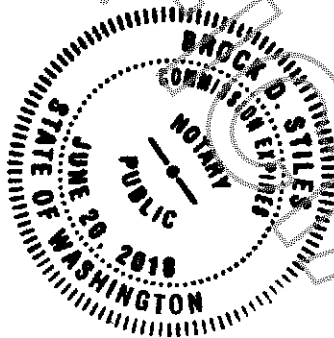
APR 15 2016

Amount Paid \$ exempt
By Ma Skagit Co. Treasurer Deputy

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me Wilbur H. Wade, who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal on this 13th day of April, 2016.



Brock D. Stiles
NOTARY PUBLIC in and for the
State of Washington, residing at

Sedro Woolley
Commission Expires: 6-20-18