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Skagit County Auditor \$75.00
4/29/2016 Page 1 of 3 2:11PM

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: Patty A. Christison

GRANTEES: Gary B. Christison, Matthew D. Christison, Emily A. Lingbloom Gerding, Joshua K. Lingbloom, Tyler J. Lingbloom, Braedan J. Lingbloom

ADDRESS: 29248 Outlook Lane, Sedro-Woolley, WA 98284

PARCEL NUMBER: P39004 / 350513-2-001-0103

ABBREVIATED LEGAL: PTN N1/2 NW1/4 AKA TR 4 20AC SUR AF#8910230031

SUBJECT TO: Easements, restrictions and reservations of record

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 29 2016

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

GRANTOR. The Grantor is Patty A. Christison, whose mailing address is 29248 Outlook Lane, Sedro-Woolley, WA 98284.

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:

That portion of the Northwest $\frac{1}{4}$ of Section 13, Township 35 North, Range 5 East, W.M., being more particularly described as follows:

Commencing at the North quarter corner of said Section 13; thence North 89 degrees 51'51" West along the North line of said subdivision, 1,031.20 feet to the true point of beginning; thence continue North 89 degrees 51'51" West, 630.0 feet; thence South 0 degrees 08'41" West, 1,532.70 feet to the intersection with the North right of way margin of State Route 20; thence in a Northeasterly direction along said North margin, 695.71 feet to a point which bears South 1 degree 17'59" East from the true point of beginning; thence North 1 degree 17'59" West, 1,324.91 feet to the true point of beginning. (Also known as Tract 4)

EXCEPT mineral reservations as reserved in documents recorded under Auditor's File Nos. 8810110042 and 9104160086, AND TOGETHER WITH non-exclusive easements for ingress, egress and utilities as created in instrument recorded under Auditor's File No. 891030086.

PRIMARY BENEFICIARY. The Grantor, Patty A. Christison, designates the following primary beneficiaries as tenants in common if the primary beneficiaries survive the Grantor:

1/3 to Gary B. Christison
1/3 to Matthew D. Christison
1/3 to Emily A. Lingbloom Gerding, Joshua K. Lingbloom, Tyler J. Lingbloom and Braedan J. Lingbloom, in equal shares

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 27th day of April, 2016.

Patty A. Christison
Patty A. Christison

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me Patty A. Christison, who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal on this 27 day of April, 2016.



Wendy L. Friedrichs
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley, WA
Commission Expires: 10-1-19