

Skagit County Auditor

\$75.00

6/3/2016 Page

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3 10:57AM

JONES BUTLER DOLAN, PS P.O. Box 2784 Mount Vernon, WA 98273 360-336-2939

TRANSFER ON DEATH DEED

GRANTOR: Jean W. Shellenhamer, an unmarried woman, as her separate

property,

GRANTEES: Deborah Lynn Francis, a married woman, as her separate property.

ADDRESS: 1306 28th Street

Anacortes, WA 98221

PARCEL NUMBER: P60527, 3835-000-022-0009

ABBREVIATED LEGAL: LOT 22, VIEW AC ADD TO ANACORTES, RECORDED IN

VOLUME 7 OF PLATS, PAGE 19 RECORDS OF SKAGIT

COUNTY, WASHINGTON.

SUBJECT TO: Easements, restrictions and reservations of record.

REFERENCE: 201407160026

GRANTOR. Jean W. Shellenhamer, a single individual, whose mailing address is 1306 28th Street, Anacortes, Washington 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 is legally described as follows:

Lot 22, "VIEW ACRES ADDITION TO ANACORTES", as per plat recorded in Volume 7 of Plats, page 19, records of Skagit County, Washington.

SUBJECT TO: all covenants, conditions, restrictions, reservations, agreements, and easements of record, including those shown on a recorded plat or survey as described below:

EXCEPTIONS:

A. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded:

April 7, 1955

Auditor's No:

515877

Executed By:

George Moosey and Janet M. Moosey, husband

and wife, and J. A. Maillian, Jr., and Elizabeth I.

Maillian, husband and wife

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:

View Acres Addition to Anacortes

Recorded:

August 11, 1954

Auditor's No:

505052

BENEFICIARY. The Grantor designates the following Primary Beneficiary, if the Primary Beneficiary survives the Grantor:

Deborah Lynn Francis, a married individual, as her separate property

TRANSFER ON DEATH - REVOCABLE. 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 Beneficiary set forth above. Before the Grantor's death, the 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 & day of June, 2016.

W. SHELLENHAMER

STATE OF WASHINGTON

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jean W. Shellenhamer is the person who appeared before me, and she acknowledged that she was authorized to execute this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

SS

DATED: This 2 day of June, 2016.

ROSIE GATES-MALONE

Notary Public

In and for the State of Washington My appointment expires: 03-05-2017

Notary Public
State of Washington
ROSIE GATES-MALONE
MY COMMISSION EXPIRES
March 05: 2017