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Skagit County Auditor  
7/1/2016 Page

1 of

\$75.00

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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:** Frederick G. Scheel and Barbara D. Scheel, husband and wife

**GRANTEE:** 1) Survivor of Grantors  
2) 40% to Regina A. Blackwolf, 40% to Stacy D. Mattila and 20% to Kyle C. Groop

**ADDRESS:** 1) 7110 Steelhead Lane, Burlington, WA 98233  
2) 5161 Ma Kook Trail, Concrete, WA 98237

**PARCEL NUMBER:** 1) P68687 / 3990-000-011-0003  
2) P80030 / 4357-002-145-0003

**ABBREVIATED LEGAL:** 1) LOT 11, SAMISH RIVER PARK NO. 1, Recorded in Volume 9 of Plats, Pages 43 and 44, records of Skagit County, Washington  
2) LAKE TYEE DIV. 3 LT 145 BLK B

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAXEXEMPT  
JUL - 1 2016

**GRANTOR.** The Grantors are Frederick G. Scheel and Barbara D. Scheel, whose mailing address is 7110 Steelhead Lane, Burlington, WA 98233.

**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 follow:

1) P68687 / 3990-000-011-0003

Lot 11, "SAMISH RIVER PARK, DIVISION NO. 1", as per plat recorded in Volume 9 of Plats, pages 43 and 44, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Address: 7110 Steelhead Lane, Burlington, WA 98233

2) P80030 / 4357-002-145-0003

LOT B 145 "LAKE TYEE DIVISION NO. III", as per plat recorded in Volume 11 of Plats, pages 68 through 74, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Address: 5161 Ma Kook Trail, Concrete, WA 98237

**PRIMARY BENEFICIARY.** The Grantors, Frederick G. Scheel and Barbara D. Scheel, husband and wife, designate the survivor of Frederick G. Scheel and Barbara D. Scheel (the Surviving Grantor) as the primary beneficiary.

**ALTERNATE BENEFICIARY.** Upon the death of the Surviving Grantor, the Grantors designate the following alternate beneficiaries, if the alternate beneficiaries survive the Surviving Grantor to the following as tenants in common:

40% to Regina A. Blackwolf  
40% to Stacy D. Mattila  
20% to Kyle C. Groop

**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.** Recording 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 under RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

DATED this 27 day of June, 2016.

Frederick G. Scheel  
Frederick G. Scheel

Barbara D. Scheel  
Barbara D. Scheel

STATE OF WASHINGTON

COUNTY OF SKAGIT

ss:

On this day personally appeared before me **Frederick G. Scheel** and **Barbara D. Scheel**, who executed 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 mentioned.

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



Sedra Woolley  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedra Woolley  
Commission Expires: 6-20-18