



201609200033

Skagit County Auditor

\$75.00

3/20/2016 Page

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3 11:48AM

Katherine Tarraf, Attorney at Law
702 Main Street
Mount Vernon, WA 98273

REVOCABLE TRANSFER ON DEATH DEED

THE GRANTOR: Janelle N. Dempsey, a single person.

THE GRANTEEES: Janna Gilbert, a married woman, as her sole and separate property,
and
Chera Sands, a married woman, as her sole and separate property.

ADDRESS: 1308 Crystal Lane
Burlington, WA 98233

PARCEL NUMBER: P104485, 4625-000-009-0008

ABBREVIATED LEGAL: COUNTRY AIRE PHASE 3, LOT 9

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

REFERENCE: Skagit County Auditor No. 9408190037

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 20 2016

Amount Paid \$
Skagit Co. Treasurer
By Deputy

MF

GRANTOR. The Grantor is Janelle N. Dempsey, whose mailing address is 1308 Crystal Lane, Burlington, Washington, 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 is legally described as follows:

Lot 9, Plat of Country Aire Phase 3, according to the plat thereof recorded in Volume 15 of Plats, pages 157 and 158, record of Skagit County, Washington.

Subject to easements, restrictions, reservations, covenants, contracts, conditions and the like, of record.

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiaries if the primary beneficiaries survive the Grantor:

Janna Gilbert, whose mailing address is
23803 56th W, Mountlake Terrace, Washington 98043


Chera Sands, whose mailing address is
20980 NW Windstone Court, Beaverton, Oregon 97006

ALTERNATE BENEFICIARY. If any of the primary beneficiaries do not survive the Grantor, the Grantor designates the surviving children of that primary beneficiary as Alternate Beneficiaries.

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 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).

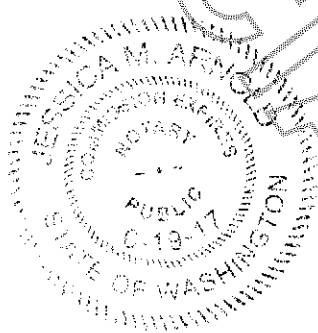
Dated this 16 day of September, 2016.

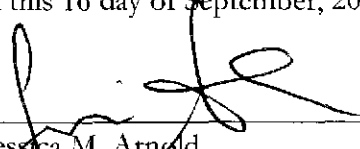

JANELLE N. DEMPSEY

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Janelle N. Dempsey, to me known to be the person described in and who is authorized to execute 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 this 16 day of September, 2016.





Jessica M. Arnold
Notary Public in and for the State of Washington.
Residing at Sedro Woolley.
My appointment expires June 19, 2017.