



201611100081

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

Skagit County Auditor \$74.00  
11/10/2016 Page 1 of 2 1:30PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 10 2016

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

EXEMPT

REVOCABLE TRANSFER ON DEATH DEED

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GRANTOR: Betty J. Moser  
GRANTEES: Michael Moser, Timothy Moser and Thomas Moser  
ADDRESS: 21335 Clara Place, Sedro Woolley, WA 98284  
PARCEL NUMBER: P102156 / 4596-000-024-0003  
ABBREVIATED LEGAL: Rolling Ridge Estates No. 4, Lot 24  
SUBJECT TO: Easements, restrictions and reservations of record

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**GRANTOR.** The Grantor is Betty J. Moser, whose mailing address is 21335 Clara Place, 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:

Lot 24, "PLAT OF ROLLING RIDGE ESTATES NO. 4", as per plat recorded in Volume 15 of Plats, page 67 and 68, records of Skagit County, Washington.

EXCEPT that Northerly portion thereof conveyed to Dale E. Zeretzke, et ux, by Deed recorded December 2, 1993 under Auditor's File No. 9312020077, records of Skagit County, Washington.

**PRIMARY BENEFICIARY.** The Grantor, Betty J. Moser, designates Michael Moser, Timothy Moser and Thomas Moser as the primary beneficiaries in equal shares as tenants in common.

**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).

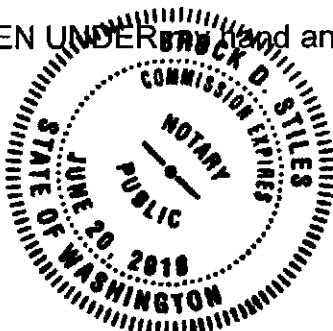
DATED This 7<sup>th</sup> day of Nov., 2018

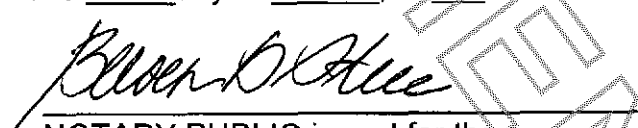
  
Betty J. Moser

STATE OF WASHINGTON           )  
COUNTY OF SKAGIT           ) ss:

On this day personally appeared before me **Betty J. Moser**, 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 7 day of Nov, 2018.



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