



201611100136

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

Skagit County Auditor \$75.00
11/10/2016 Page 1 of 3 4:06PM

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Esther Jordan

GRANTEES: Heidi Manion and Timothy Manion

ADDRESS: 1114 Metcalf Street, Sedro-Woolley, WA 98284

PARCEL NUMBER: P75919

ABBREVIATED LEGAL: Lots 18 and 19, Block 50 First Addtn to Town of Sedro as
per Plat recorded in Volume 3 of Plats, page 29, records
of Skagit County WA

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantor is Esther Jordan, whose mailing address is 1114 Metcalf Street, 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:

Lots 18 and 19, in Block 50, "First Addition to the Town of Sedro", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

EXCEPT the West 10 feet of said Lot 19 and EXCEPT that portion of said Lot 18 lying east of the West line of Metcalf Street, as conveyed to the City of Sedro-Woolley for Street purposes by instrument dated April 14, 1911, recorded June 16, 1911, under Auditor's File No. 85294, in Volume 85 of Deeds, page 443, records of Skagit County, Washington.

PRIMARY BENEFICIARY. The Grantor, Esther Jordan, designates Heidi Manion and Timothy Manion as the primary beneficiaries as joint tenants with right of survivorship.

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 10 day of November 2016.



Esther Jordan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
EXEMPT
NOV 10 2016

Amount Paid \$
Skagit Co. Treasurer
By HB Deputy

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me Esther Jordan, 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 10 day of Nov., 20 2016



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