

UNOFFICIAL DOCUMENT

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



201611180003

Skagit County Auditor \$75.00
11/18/2016 Page 1 of 3 9:21AM

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Dale H. Clark
GRANTEES: Jedidiah Levi Justice
ADDRESS: 7671 Delvan Hill Road, Sedro Woolley, WA 98284
PARCEL NUMBER: 350410-4-002-0003 / P36143
ABBREVIATED LEGAL: S 1/2 S 1/2 W 1/2 NE 1/4 SE 1/4 Sect 10 TWN SHP 35 N
R 4 E W.M.
SUBJECT TO: Easements, restrictions and reservations of record

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
EXEMPT
NOV 18 2016

Amount Paid \$
Skagit Co. Treasurer
By HB Deputy

GRANTOR. The Grantor is Dale H. Clark, whose mailing address is 7671 Delvan Hill Road, 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:

The South half of the South half of the West half of the Northeast Quarter of the Southeast Quarter of Section 10, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT the County road right-of-way commonly known as the Delvin Hill Road along the West line thereof;

AND EXCEPT the County road right-of-way known as the Union Road as conveyed to Skagit County by instrument dated April 29, 1924 and recorded September 19, 1924, under Auditor's File No. 177328, records of Skagit County, Washington, in Volume 133 of Deeds, page 537, 538, 539 and 540, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PRIMARY BENEFICIARY. The Grantor, Dale H. Clark, designates Jedidiah Levi Justice as the primary beneficiary for his own separate use and benefit.

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 17 day of NOV, 2016.

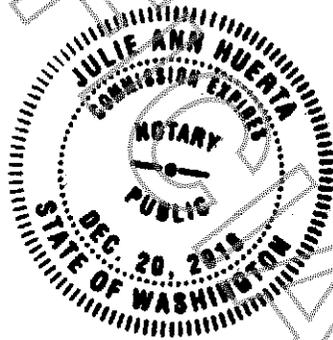


Dale H. Clark

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me Dale H. Clark, who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal on this 17 day of NOV, 2016.



Julie Ann Huerta
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley, WA
Commission Expires: 12-20-18