

When Recorded Return To:

Leigh Bennett
Bennett & Bennett
400 Dayton St, Suite A
Edmonds, WA 98020



201701170216

Skagit County Auditor

1/17/2017 Page

1 of

3

\$75.00
2:58PM

DOCUMENT TITLE: Transfer on Death Deed
GRANTOR: Munsell, Robert D., a single man
GRANTEE/BENEFICIARY: Bohon, Todd R., a single man,
Cooper, Cynthia M., a married woman, but as to her sole
and separate estate, and
Plaisance, Leah G., a married woman, but as to her sole
and separate estate, as "transfer on death" beneficiaries

LEGAL DESCRIPTION: PARCEL A:
That portion of Government Lot 7 and the Southwest
1/4 of the Southeast 1/4 of Section 26, Township 36
North, Range 1 East, W.M.;
Situate in the County of Skagit, State of Washington.

PARCEL B:
That portion of the tidelands of the second class situate
in front of adjacent to and abutting upon Government
Lot 7, Section 26, Township 36 North, Range 1 East,
W.M.,
Situate in the County of Skagit, State of Washington.

ASSESSOR'S TAX
PARCEL NOS.: P46575 & P46612

REFERENCE NOS. OF
DOCUMENTS RELEASED
OR ASSIGNED: n/a

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 17 2017 EXEMPT

Amount Paid \$
Skagit Co. Treasurer
By *M am* Deputy

TRANSFER ON DEATH DEED

THE GRANTOR, ROBERT D. MUNSELL, a single man (**who shall retain fee simple ownership during his lifetime, with the retained power to revoke this Transfer on Death Deed prior to death**), for and in consideration of love and affection and to establish a Transfer on Death beneficiary pursuant to the Washington Uniform Real Property Transfer on Death Act (RCW 64.80 et. seq.), conveys and quit claims to beneficiaries, TODD R. BOHON, a single man, CYNTHIA A. COOPER, a married woman, but as to her sole and separate estate, and LEAH G. PLAISANCE, a married woman, but as to her sole and separate estate, **with said transfer to take effect only upon Grantor's death**, any and all interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

PARCEL A:

That portion of Government Lot 7 and the Southwest 1/4 of the Southeast 1/4 of Section 26, Township 36 North, Range 1 East, W.M., described as follows:

Beginning at a point on the meander line of Bellingham Channel, 370 feet North of the South line of Government Lot 7 of Section 26, Township 36 North, Range 1 East, W.M.;
thence East parallel to the South line of said Lot 7 to the West line of the County Road;
thence run Northerly along the West line of the County Road to a point which is 50 feet North of the above described East and West line;
thence West parallel to the South line of said Lot 7 to the meander line of Bellingham Channel;
thence Southerly along said meander line to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL B:

That portion of the tidelands of the second class situate in front of adjacent to and abutting upon Government Lot 7, Section 26, Township 36 North, Range 1 East, W.M., heretofore conveyed to the grantors, W.V. Wells and H.C. Berney, by deed from the State of Washington, dated May 3, 1945, which said deed was filed for record in the office of the Auditor of Skagit County, Washington on May 29, 1945, and there recorded in Volume 201 of Deeds, page 232, under Auditor's File No. 380666, described as follows:

That portion of said tidelands above described lying between a line parallel to and 370 feet North of the South line of said Lot 7 extended West over and across said tidelands and a line 50 feet North of and parallel to said line above described and extended West over and across said tidelands.

Situate in the County of Skagit, State of Washington.

DATED this 12th day of December, 20 16.

Robert D. Munsell
ROBERT D. MUNSELL

STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that ROBERT D. MUNSELL signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 12th day of December, 20 16.

LEIGH BENNETT
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
03-05-20

Leigh Bennett
Notary Public in and for the State of Washington
Residing at Edmonds
My commission expires: 3-5-20