

Filed for Record at the Request of:

Aaron M. Rasmussen  
Attorney at Law, P.S.  
1101 Eighth Street, Suite A  
Anacortes, Washington 98221



201702170076

Skagit County Auditor

\$74.00

2/17/2017 Page

1 of

2 12:42PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 17 2017

EXEMPT

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

## REVOCABLE TRANSFER ON DEATH DEED

GRANTOR. The Grantor is LOIS M. BENSON (formerly known and on title to one parcel herein described as LOIS M. McPHERSON), a single person, whose mailing address is 1428 - 29<sup>th</sup> Street, Anacortes, Washington 98221.

LEGAL DESCRIPTIONS. The two parcels of real property that are the subject of this Revocable Transfer on Death Deed are both situated in the County of Skagit, State of Washington, and are legally described as follows:

**Assessor's Tax/Parcel No. 3777-000-065-0007 / P56980**

Tract 65, "BROADVIEW ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 7 of Plats, page 22, records of Skagit County;

**SUBJECT TO:**

Protective covenants (but omitting restrictions, if any, based on race, color, religion or national origin) established by that certain instrument recorded September 17, 1954, under Auditor's File No. 506619;

Right of the public to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading thereof, as granted in the dedication of plat;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

**Assessor's Tax/Parcel No. 4648-000-102-0001 / P107127**

Unit 102W, "MOUNTAIN VIEW CONDOMINIUM PHASE 1," as per Survey Map and Plans recorded in Volume 16 of Plats, pages 34 through 39, inclusive, and "Declaration" thereof recorded February 16, 1995, under Auditor's File No. 9502160027, records of Skagit County, Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements, and easements of record.

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiary if the primary beneficiary survives the Grantor: DANA M. McPHERSON, whose current address is 3803 M Avenue, Anacortes, Washington 98221.

ALTERNATE BENEFICIARY: If the primary beneficiary does not survive the Grantor, the Grantor designates the following alternate beneficiary if the alternate beneficiary survives the Grantor: KERRY DODSON, whose current address is 3605 R Avenue, Anacortes, Washington 98221.

TRANSFER ON DEATH. The Grantor transfers all of the Grantor's interest in the described property, including without limitation any after-acquired title, to the beneficiary designated above, effective upon the Grantor's death. Before the Grantor's death, the Grantor has 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 for the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

*Lois M. Benson*  
LOIS M. BENSON

*2/15/17*  
Date

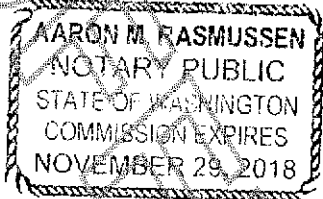
STATE OF WASHINGTON )

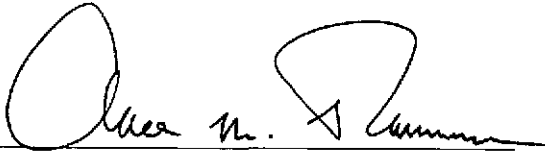
COUNTY OF SKAGIT )

ss.

On this day personally appeared before me LOIS M. BENSON, to me known to be the individual described in the foregoing document, and acknowledged that she signed said document as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15 day of February, 2017.





NOTARY PUBLIC in and for the State of Washington,  
residing at Anacortes.

My appointment expires 11-29-18.