



201703160034

Skagit County Auditor

\$75.00

3/16/2017 Page

1 of

3 9:42AM

Katherine Tarraf, Attorney at Law
702 Main Street
Mount Vernon, WA 98273

REVOCABLE TRANSFER ON DEATH DEED

THE GRANTOR: John S. Guidinger, a single person

THE GRANTEES: Richard L. Guidinger, a married person, as his sole and separate property, and
Beverly C. Kimball, a married person, as her sole and separate property.

ADDRESS: 17248 Dike Road
Mount Vernon, WA 98273

PROPERTY ID NUMBER: P23230, 340336-0-024-0007
P23231, 340336-0-025-0006

ABBREVIATED LEGAL: PTN S 1/2 OF GOV LOT 14, 36-34-3 F. W. M.

SUBJECT TO: Easements, restrictions, and reservations of record.

REFERENCE: Skagit County Auditor No. 201703160033

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 16 2017

EXEMPT

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

GRANTOR. The Grantor is John S. Guidinger, whose mailing address is 17248 Dike Road, Mount Vernon, Washington, 98273.

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 is legally described as follows:

The South 1/2 of the South 1/2 of the South 1/2 of Government Lot 14, Section 36, Township 34 North, Range 3 East, W.M., EXCEPT County road along the East side thereof, AND ALSO EXCEPT a right of way for dike purposes for the construction, use and maintenance of a dike as condemned by Diking District No. 3 of Skagit County in Superior Court Cause No. 2982.

Subject to easements, restrictions, reservations, covenants, contracts, conditions and the like, of record, if any.

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiaries if the primary beneficiaries survive the Grantor:

Richard L. Guidinger, whose mailing address is
31431 West Second Street, Lyman, Washington 98263

Beverly C. Kimball, whose mailing address is
6168 Unrem Drive, Ferndale, Washington 98248

ALTERNATE BENEFICIARY. If any of the primary beneficiaries do not survive the Grantor, the Grantor designates the surviving beneficiary as Alternate Beneficiary.

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 retains 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 23 day of February, 2017.

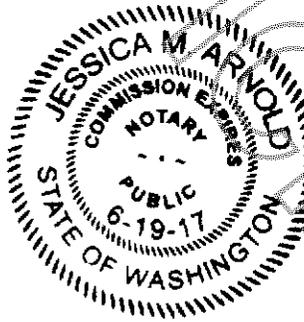


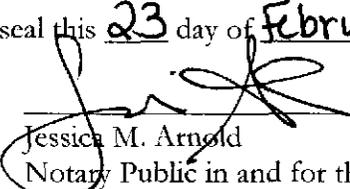
John S. Guidinger

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this day personally appeared before me John S. Guidinger, to me known to be the person described in and who is authorized to execute 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 this 23 day of February 2017.





Jessica M. Arnold
Notary Public in and for the State of Washington.
Residing at Sedro Woolley.
My appointment expires June 19, 2017.