



201707060063

Skagit County Auditor

\$75.00

7/6/2017 Page

1 of

3 2:48PM

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 06 2017

EXEMPT

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

**REVOCABLE TRANSFER ON DEATH DEED**

---

GRANTOR: Paul L. Splain

GRANTEES: Teresa A. Robinson and Paula R. Schaefer

ADDRESS: 28410 E. Gilligan Creek Road, Sedro-Woolley, WA 98284

PARCEL NUMBER: P40694 / 350535-1-006-0005, P40685 / 350535-1-001-0000,  
& P40699 / 350535-1-011-0008

ABBREVIATED LEGAL: NW ¼ NE ¼ LY S OF C/L OF PS & C RLY LESS TAX 2,  
& W 660FT OF NE ½ NE ¼ LY S OF C/L OF PS & C  
RLY, & W 660FT OF N 905FT OF SE ¼ NE ¼

SUBJECT TO: Easements, restrictions and reservations of record

---

**GRANTOR.** The Grantor is Paul L. Splain, whose mailing address is 28410 E. Gilligan Creek 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:

Beginning at a point 852 feet South of the North one-quarter corner of Section 35 in Township 35 North, Range 5 East, W.M., which is the center of the right of way of the former Puget Sound and Cascade Railway; thence South 389 feet; thence East 325 feet; thence South 60 feet; thence East 1043 feet, which is the center of the Northeast one-quarter of said Section 35; thence South 905 feet; thence East 660 feet; thence North 1689 feet; which point is the center of the right of way of said railroad; thence South 69°57' West 175 feet along the center of the railroad right of way; thence along a 2 degree curve to the right for 635.8 feet; thence South 82°40' West 981.2 feet; thence along a 6 degree curve to the right 274 feet, to the point of the beginning; less 25 feet of the western-most side for road; all the bearings except those taken from the railroad right of way are magnetic, declination 24 degrees east; the calculated area is 40 acres, more or less.

Situate in the County of Skagit, State of Washington.

**PRIMARY BENEFICIARY.** The Grantor, Paul L. Splain, designates Teresa A. Robinson and Paula R. Schaefer as the primary beneficiaries.

**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).

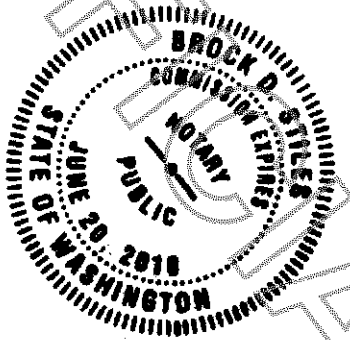
DATED This 5 day of July, 2017.

Paul L. Splain  
Paul L. Splain

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) ss:

On this day personally appeared before me **Paul L. Splain**, 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 5 day of July, 2017.



Brock D. Steles  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Jedro Woolley  
Commission Expires: 6-20-18