

After Recording Return To:

Joseph Pratt
PO Box 1570
La Conner, WA 98257



201708030011

Skagit County Auditor

\$76.00

8/3/2017 Page

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9:34AM

Recorded at the request of Felicia Value, Attorney at Law. The drafter assumes no responsibility for the legal description and stated title owner(s) herein obtained from public record

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: JOSEPH C. PRATT

GRANTEES/BENEFICIARIES: MATTHEW L. PRATT, a married man, as his separate property, as "transfer on death" beneficiary.

Abbreviated Legal: Replat of Lot 1 of Sunny Slope Lot 1B.

Assessor's Tax Parcel Nos: P119145; P79479.

GRANTOR, JOSEPH C. PRATT, whose address is PO Box 1570, La Conner, WA 98257, (who shall retain fee simple ownership during his lifetime, with the retained power to revoke this Revocable Transfer on Death Deed prior to his death), for and in consideration of love and affection and for no monetary consideration, and pursuant to the Washington Uniform Real Property Transfer on Death Act (RCW 64.80, et. seq.), conveys and quitclaims to

GRANTEE/BENEFICIARY, MATTHEW L. PRATT, whose address is 15509 SE 49th St., Bellevue, WA 98006, a married man, as his separate property, to take effect only upon Grantor's death, all of Grantor's right, title, and 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"

Lot 1B, "REPLAT OF LOT 1 OF SUNNY SLOPE," as per plat recorded in Volume 11 of Plats, page 41, records of Skagit County, Washington, EXCEPT the West 10 feet thereof.

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TOGETHER WITH the South 20 feet of the following described property:

The East 105 feet of the North 200 feet of the South 464 feet of the West 210 feet of the Southeast 1/4 of the Southeast 1/4, Section 27, Township 34 North, Range 2 East, W.M.
Situate in the County of Skagit, State of Washington.

PARCEL "B"

The East 105 feet of the North 200 feet of the South 464 feet of the West 210 feet of the Southeast 1/4 of the Southeast 1/4, Section 27, Township 34 North, Range 2 East, W.M.

EXCEPT the South 20 feet thereof.

Situate in the County of Skagit, State of Washington.

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 such time Grantor has died 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: Aug. 2nd 2017

Joseph C. Pratt
Joseph C. Pratt

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
AUG 03 2017
Amount Paid \$
Skagit Co. Treasurer
By ML Deputy
exempt

STATE OF WASHINGTON
COUNTY OF SKAGIT

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ss.

I certify that I know or have satisfactory evidence that Joseph C. Pratt is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 7th day of August, 2017.



Lucy A Kelly
Residing at: La Conner WA
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 1-30-2021

UNOFFICIAL DOCUMENT