



201709200067

Skagit County Auditor

\$76.00

9/20/2017 Page

1 of

3 1:31PM

When recorded, return to:  
Christopher Van Esch  
1108 S 21<sup>st</sup> Street  
Mount Vernon, WA 98273

---

**TRANSFER ON DEATH DEED**

THE GRANTOR: ENGBERT "ANDY" VAN ESCH, a married man as his separate estate.

THE GRANTEES: CHRISTOPHER VAN ESCH, a single/married person, as his sole and separate property, and a Life Estate to Debbie R. Van Esch.

ADDRESS: 1108 S 21<sup>st</sup> Street  
Mount Vernon, WA 98273

PROPERTY ID NUMBER: P54727, 3766-001-010-0012

ABBREVIATED LEGAL: PTN LOT 10 BL 1 ALBERT BALCHS WEDGWOOD

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

REFERENCE: Skagit County Auditor's No. 201003010089

---

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 20 2017

Amount Paid \$ *exempt*  
By *mb* Skagit Co. Treasurer Deputy

**GRANTOR.** The Grantor is Engbert "Andy" Van Esch, whose mailing address is 1108 S. 21<sup>st</sup> Street, 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:

Lot 10, Block 1, "Albert Balch's Wedgwood, an addition to Mount Vernon, WN.," as per plat recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington, described as follows:

Commencing at the Northeast corner of said lot 10; thence South 0 degrees 57'37" West 76.12 feet along the East line of said lot 10 (shown as South 0 degrees 47'00" East on said plat) to the true point of beginning; thence South 51 degrees 28'21" West 40.24 feet to the Easterly margin of 20<sup>th</sup> Avenue in said plat (also known as 21<sup>st</sup> Street); thence Southerly along said Easterly margin being a curve concave to the Southwest having a radius of 100.00 feet and an initial tangent bearing of South 45 degrees 27'05" East, through a central angle of 46 degrees 24'42", an arc distance of 81.00 feet to the Southerly corner of said lot 10; thence North 0 degrees 57'37" East 98.02 feet along said East line of lot 10 (shown as North 0 degrees 47'00" West on said plat) to the true point of beginning.

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:

Christopher Van Esch, whose mailing address is  
1108 S. 21<sup>st</sup> Street, Mount Vernon, Washington 98273

A Life Estate to Debbie R. Van Esch, whose mailing address is  
1108 S. 21<sup>st</sup> Street, Mount Vernon, Washington 98273

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

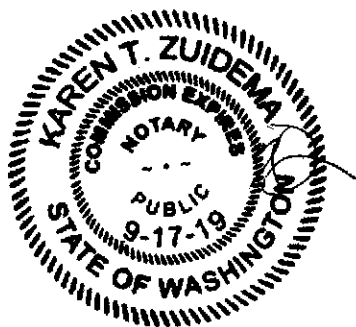
Dated this 15<sup>th</sup> day of September, 2017.

Engbert Van Esch  
ENGBERT "ANDY" VAN ESCH

STATE OF WASHINGTON           )  
  )ss.  
COUNTY OF SKAGIT           )

On this day personally appeared before me Engbert "Andy" Van Esch, to me known to be the person described in and who is authorized to execute 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 this 15<sup>th</sup> day of September, 2017.



Karen T. Zuidema  
Name: Karen T. Zuidema  
Notary Public in and for the State of Washington.  
Residing at Anacortes WA  
My appointment expires 9/17/19