



201711010027

After Recording Return To:

Deborah A. Ayrs
4405 E Avenue
Anacortes, WA 98221

Skagit County Auditor

\$77.00

11/1/2017 Page

1 of

4 11:01AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 01 2017

EXEMPT

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

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: **DEBORAH A. AYRS**, a single woman

GRANTEES: **TAYLOR K. SARGEANT**, an unmarried man, as "transfer on death" beneficiary

Legal Description:

Abbreviated Form: Ptn SW ¼, 25-35-1 E W.M.

Additional on Page: Exhibit "A"

Assessor's Tax Parcel No.: 350125-0-132-0000 / P32130

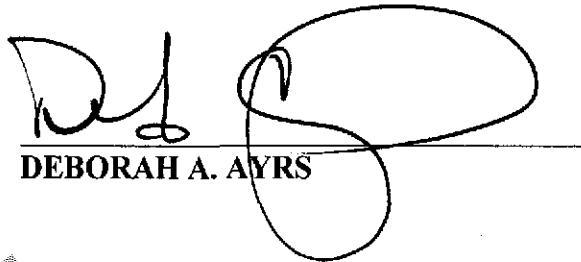
THE UNDERSIGNED GRANTOR, **DEBORAH A. AYRS**, an unmarried woman (who shall retain fee simple ownership during her lifetime, with the retained power to revoke this Transfer on Death Deed prior to death), for and in consideration of love and affection and to establish a Transfer on Death beneficiary pursuant to the Washington Uniform Real Property Transfer on Death Act (RCW 64.80 at. Seq.), without monetary consideration and with no assumption of debt, conveys and quit claims to beneficiary **TAYLOR K. SARGEANT**, an unmarried man, to take effect only upon Grantor's death, any and all 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:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions and reservations of record.

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, and a real estate excise tax affidavit is not required. WAC 458-61A-303(3)(j). 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 31st day of October, 2017.


DEBORAH A. AYRS

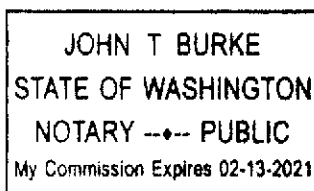
STATE OF WASHINGTON

COUNTY OF SKAGIT

ss.

I certify that I know or have satisfactory evidence that **DEBORAH A. AYRS** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 31st day of October, 2017.



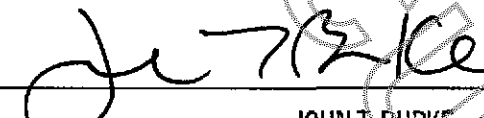

Printed Name JOHN T. BURKE
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 2-13-2021

Exhibit A
Legal Description

PARCEL "A":

That portion of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 25;
thence West $77 \frac{4}{7}$ rods;
thence due South a distance of 865.00 feet, to the true point of beginning;
thence West a distance of 180.32 feet;
thence South a distance of 290 feet;
thence East 180.32 feet;
thence North a distance of 290 feet to the true point of beginning.

Situate in the County of Skagit County, State of Washington.

PARCEL "B":

A non-exclusive right and privilege to use, travel upon and over and across the following described private roadway:

The East 50 feet of the West 205 feet of the following described tract:

Beginning at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section;
thence West $77 \frac{4}{7}$ rods to the true point of beginning;
thence West $21 \frac{6}{7}$ rods;
thence South 70 rods;
thence East $21 \frac{6}{7}$ rods;
thence North 70 rods to the true point of beginning.

Situate in the County of Skagit County, State of Washington.

PARCEL "C":

A tract of land 33 feet in width, the Westerly line of which is described as follows:

A line running South through the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 35 North, Range 1 East, W.M., Skagit County, Washington, more particularly described as follows:

Beginning at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section;

thence South $89^{\circ}09'22''$ West along the North line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, a distance of $77 \frac{4}{7}$ rods to the initial point of this line;

thence South $00^{\circ}48'27''$ East, a distance of 70 rods, more or less, along the Easterly line of those certain tracts conveyed by Deeds recorded September 16, 1961, under Auditor's File No. 612369, August 17, 1959, under Auditor's File No. 584420, June 13, 1977, under Auditor's File No. 780791, to Jack B. Tobien, et ux, Michael E. Kronholm, et ux, Albert A. Hodgson, et ux, and Donald F. Escher, et ux, respectively, to an existing iron pipe as shown on the plat prepared by Harold Rader for Frank Foster dated November 1, 1958.

EXCEPT the North 843.76 feet thereof.

Situated in the County of Skagit County, State of Washington.