UNOFFICIAL DOCUMENT

201711030104
Skagit County Auditor $76.00
11/3/2017 Page 1 of 3 2:29PM

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
NOV 03 2017
EXEMPT
Amount Paid $
Skagit Co. Treasurer
By Deputy

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR:	Linda Gaye Parker
GRANTEES:	Jamie L. Hitt and Janet L. Schorno
ADDRESS:	29789 Lyman Hamilton Hwy, Sedro Woolley, WA 98284
PARCEL NUMBER: ABBREVIATED LEGAL:	350513-0-007-0200 / P38960 PTN OF N ½ NE ¼ PT N LINE MINKLER RD
PARCEL NUMBER: ABBREVIATED LEGAL:	350513-0-007-0101 / P38959 PTN OF NE ¼ NE ¼ DES AT# 758307
SUBJECT TO:	Easements, restrictions and reservations of record

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GRANTOR. The Grantor is Linda Gaye Parker, whose mailing address is 29789 Lyman Hamilton Hwy, 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:

SEE LEGAL DESCRIPTION ATTACHED

PRIMARY BENEFICIARY. The Grantor, Linda Gaye Parker, designates Jamie L. Hitt and Janet L. Schorno as the primary beneficiaries in equal shares as tenants in common.

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 2nd day of NOV, 2017.

Linda Gaye Parker

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me Linda Gaye Parker, who executed 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 on this 2nd day of NOV, 2017.

JULIE ANN HUERTA
COMMISSION EXPIRES
NOTARY
PUBLIC
DEC. 20, 2018
STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington, residing at Sedro Woolley
Commission Expires: 12-20-18

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Tax Parcel No. 350513-0-007-0200 / P38960

That portion of the North Half of the Northeast Quarter of Section 13, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of the Minkler paved road which is North 2° 20' West a distance of 1526.3 feet and North 89° 54' West a distance of 1034.9 feet from the East Quarter corner of said Section 13;
Thence North 89° 54' West along said North line a distance of 117 feet to the Southwest corner of that certain tract of land conveyed to James Parker and Linda Parker, husband and wife, by that certain deed recorded September 21, 1971 under Auditor's File No. 758307, records of Skagit County, Washington, which point is the true point of beginning;
Thence North 89° 54' West along said line a distance of 250 feet; thence North parallel with the West line of said Parker Tract a distance of 148 feet;
Thence running Northeasterly to the Southwest corner of tract conveyed to Walt Parker, et ux, by deed recorded September 13, 1971 under Auditor's File No. 757983, records of Skagit County, Washington;
Which point is also on the Westerly extension of the North line of the above referenced James Parker Tract;
Thence Easterly along said Westerly extension to the Northwest corner of said James Parker Tract;
Thence South a distance of 186 feet along the West line of said James Parker Tract to the point of beginning.

Situated in Skagit County, Washington.

Tax Parcel No. 350513-0-007-0101 / P38959

The East 117 feet (measured parallel to the Minkler paved Road) of the South 186 feet of the following described tract:

That portion of the following described property lying Southerly of Secondary State Highway 17A as condemned by the State of Washington in the Superior Court of the State of Washington for Skagit County as Cause No. 25060:

That portion of the North ½ of the Northeast ¼ of Section 13, Township 35 North, Range 5 East W.M., described as follows:

Beginning at a point on the North line of Minkler paved road said point being North 2° 20' West 1526.3 feet and North 89° 54' West 1034.9 feet from the East ¼ corner of said Section 13; thence North 2° 20' West 1187.8 feet parallel with the East line of said section; thence North 89° 54' West 215 feet; thence South 13° 16' West 1232.4 feet to the North line of Minkler paved Road; thence South 89° 54' East 535.9 feet to the point of beginning.

EXCEPT right of way of Puget Sound and Baker River Railroad Company.

Situate in the County of Skagit, State of Washington.