

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



Skagit County Auditor
2/8/2018 Page

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4

\$77.00

9:32AM

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Marie E. Eherenfeldt

GRANTEES: Darla Van Duren, Sheryl Attolini and Raylene Levi

ADDRESS: 29792 State Route 20, Sedro-Woolley, WA 98284

PARCEL NUMBER: P38983 / 350513-0-025-0000 &
P38961 / 350513-0-007-0309

ABBREVIATED LEGAL: Portion of the N 1/2 of the NE 1/4 of Section 13, Township
35 N, Range 5 E of the W.M.

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantor is Marie E. Eherenfeldt, whose mailing address is 29792 State Route 20, 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:

PARCEL A:

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 Minkler paved road, said point being North 02°20' West 1526.3 feet and North 89°54' West 1034.9 feet from the East Quarter corner of said Section 13; thence North 02°20' West, parallel with the East line of said Section 13 to the point of intersection with a line running parallel with and 186 feet distant North from the North line of said Minkler Road and the true point of beginning;
thence West, along said parallel line, a distance of 125 feet;
thence North 02°20' West parallel with the East line of said Section 13, to the South line of secondary State Highway #17A (now State Highway #20) as condemned by the State of Washington by decree entered in the Superior Court for Skagit County Cause No. 25060;
thence Easterly along the South line of said highway to a point that lies North 02°20' West of the true point of beginning,
thence South 02°20' East, parallel with the East line of said Section 13, to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

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 as it existed on April 24, 1906, which is North 02°20' West a distance of 1,526.3 feet and North 89°54' West a distance of 1,034.9 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; thence North 89°54' West along said North line a distance of 250 feet; thence North parallel with the West line of said Parker Tract a distance of 148 feet; said point being the true point of beginning; thence continue North parallel with the Northerly extension of the West line of said James Parker Tract to the Southerly right-of-way line of State Highway 17A, as condemned in Skagit County Superior Court Cause No. 25060, records of Skagit County, Washington; thence Easterly along said Southerly line to the Northwest corner of that certain tract conveyed to Walt Parker, et ux, by deed recorded September 13, 1971, under Auditor's File No. 757983, records of Skagit County, Washington; thence South along the West line of the Walt Parker Tract to the Southwest corner thereof, which point is on the Westerly extension of the North line of the above referenced James Parker Tract; thence running in a Southwesterly direction to the true point of beginning.

Situated in Skagit County, Washington.

PRIMARY BENEFICIARY. The Grantor, Marie E. Eherenfieldt, designates Darla Van Duren, Sheryl Attolini and Raylene Levi as the primary beneficiaries in equal shares as joint tenants.

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 1 day of February, 2018.

Marie E. Eherenfieldt
Marie E. Eherenfieldt

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

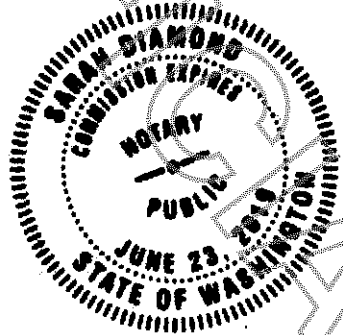
EXEMPT
FEB - 8 2018

Amount Paid \$
Skagit Co. Treasurer
By HB Deputy

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me Marie E. Eherenfieldt, 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 1 day of February, 2018.



Sarah Diamond
NOTARY PUBLIC in and for the
State of Washington, residing at

John H. Valley
Commission Expires: 11-23-19