



201805170048

05/17/2018 12:53 PM Pages: 1 of 3 Fees: \$76.00
Skagit County Auditor

After recording, please return to:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

EXEMPT
MAY 17 2018

Amount Paid \$
Skagit Co. Treasurer
By HB Deputy

REVOCABLE TRANSFER ON DEATH DEED

Under Chapter 64.80 RCW
Washington Uniform Real Property Transfer on Death Act

NOTICE TO TRANSFEROR:

- You may want to consult a lawyer before using this form.
- You should carefully read all information the end of this form.
- **This form must be recorded before your death, or it will not be effective.**

IDENTIFYING INFORMATION:

Transferor (grantor), being of competent mind and having the legal capacity to make this deed:

LEONID S. STEPURA

Legal description of the property, situated in SKAGIT County, Washington:
ABBREVIATED LEGAL DESCRIPTION: LT 4 MOORES GARDEN TGW PTN GOV. LT 1
19-34-4 E WM.
FULL LEGAL DESCRIPTION LOCATED IN Exhibit A.

Assessor's property tax parcel or account number: 3958-000-004-0010
Property address: 18175 MOORE'S GARDEN ROAD, MOUNT VERNON, WA 98273
Source of title:
DEED OF TRUST 201701240057, IN SKAGIT COUNTY, WASHINGTON, RECORDED ON
01/24/2017

PRIMARY GRANTEE BENEFICIARY:

I designate the following grantee beneficiary if the beneficiary survives me.

DANIEL L. STEPURA

CONTINGENT GRANTEE BENEFICIARY: (Optional)

If my primary grantee beneficiary does not survive me, I designate the following contingent
beneficiary if that beneficiary survives me.

- At my death, I transfer my interest in the described property to the grantee beneficiaries as designated above.
- Before my death, I have the right to revoke this deed.
- This deed revokes all prior beneficiary designations by this owner for this interest in real estate.


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 owner’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).

Transferor 17th of May, 2018

Date

STATE OF WASHINGTON
COUNTY OF SKAGIT) ss:

Dated: 17th of May, 2018


 Signature
 Notary Public in and for the State of Washington,
 residing at: 1571 BUNNYSIDE DR. MT. VERNON, WA
 My appointment expires: 06/18/2018

A circular notary seal for Jordan T. Brodland, a Notary Public in the State of Washington. The seal features the text "JORDAN T. BRODLAND" at the top, "COMMISSION EXPIRES" in the upper middle, "NOTARY PUBLIC" in the center, "06/18/2018" at the bottom, and "STATE OF WASHINGTON" at the bottom. The entire seal is enclosed in a decorative border of small dots.

Exhibit A

MOORE'S GARDEN PLAT, ACRES 0.35, DK 1: LOT 4, 'MOORES' GARDEN PLAT', AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING BETWEEN THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY AND NORTHEASTERLY LINES OF LOT 4, 'MOORES' GARDEN PLAT' PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, WASHINGTON. THAT PORTION OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 863.35 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 19; THENCE NORTH 55 DEGREES 28'30" EAST 1,369.67 FEET TO THE MOST NORTHERLY CORNER OF LOT 1, 'MOORES' GARDEN PLAT', AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 52 DEGREES 02'30" WEST TO THE NORTHERLY LINE OF THAT CERTAIN TRACT CONVEYED TO CLINTON VAUX, ET AL, BY DEED DATED NOVEMBER 23, 1949, RECORDED DECEMBER 1, 1949, UNDER AUDITOR'S FILE NO. 438862; THENCE SOUTH 55 DEGREES 28'30" WEST ALONG SAID NORTHERLY LINE TO THE WEST LINE OF SAID SECTION 19; THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING. DK 1: LOT 4, 'MOORES' GARDEN PLAT', AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING BETWEEN THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY AND NORTHEASTERLY LINES OF LOT 4, 'MOORES' GARDEN PLAT' PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, WASHINGTON. THAT PORTION OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 863.35 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 19; THENCE NORTH 55 DEGREES 28'30" EAST 1,369.67 FEET TO THE MOST NORTHERLY CORNER OF LOT 1, 'MOORES' GARDEN PLAT', AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 52 DEGREES 02'30" WEST TO THE NORTHERLY LINE OF THAT CERTAIN TRACT CONVEYED TO CLINTON VAUX, ET AL, BY DEED DATED NOVEMBER 23, 1949, RECORDED DECEMBER 1, 1949, UNDER AUDITOR'S FILE NO. 438862; THENCE SOUTH 55 DEGREES 28'30" WEST ALONG SAID NORTHERLY LINE TO THE WEST LINE OF SAID SECTION 19; THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.