



**201806010020**

06/01/2018 10:35 AM Pages: 1 of 4 Fees: \$77.00  
Skagit County Auditor

Return to:

**REVOCABLE TRANSFER ON DEATH DEED**

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**GRANTORS:** Leach, Donald A. and Leach, Ardelle E. husband and wife

**GRANTEE:** Walker, Erin D. Leach, as her separate property

**ADDRESS:** 17009 Marlee Drive, Burlington, WA

**PARCEL NUMBER:** P21011 / 340302-0-038-0001 and P70156 / 4035-000-015-0004

**ABBREVIATED LEGAL:** Tract 15, Plat of Verde Terrace,  
and a portion of Government Lot 1, Section 2, Township 34 North, Range 3 East of  
W.M., (situated in the NE ¼ of Section 2, Twp 34 N, Range 3 E. W.M.)

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ORIGINAL

### REVOCABLE TRANSFER ON DEATH DEED

**GRANTOR.** The Grantors are Donald A. Leach and Ardelle E. Leach, husband and wife, whose mailing address is 17009 Marlee Drive, Burlington, WA98233.

**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:

For legal, see EXHIBIT A, by this reference made a part hereof.

Situated in the County of Skagit, State of Washington.

Subject to easements, restrictions, covenants, and reservations of record.

**PRIMARY BENEFICIARY.** The Grantors designated the following primary beneficiary if the primary beneficiary survives the Grantors:

**Erin D. Leach Walker, if she survives me, as her separate property.**

**TRANSFER ON DEATH.** The Grantors transfers all of the Grantor’s interest in the described property, including without limitation any after acquired title of the Grantors, to the beneficiary set forth above. Before the Grantors’ death, the Grantors 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 3 day of May, 2018.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 01 2018

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

*Donald A. Leach*

Donald A. Leach, Grantor

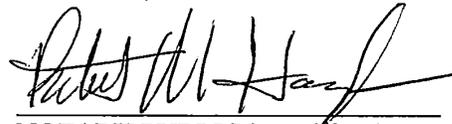
*Ardelle E. Leach*

Ardelle E. Leach, Grantor

STATE OF WASHINGTON )  
: ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me, Donald A. Leach and Ardelle E. Leach, who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal on May 3, 2018.

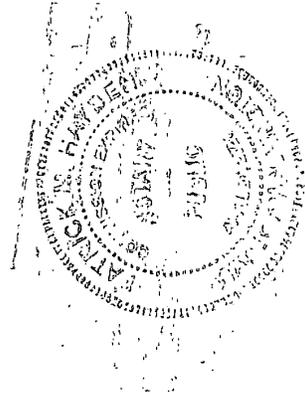


NOTARY PUBLIC in and for the  
State of Washington, residing at

Sedro-Woolley

My commission expires: 4.27.21

Print Name: Patrick M Hayden



UNOFFICIAL DOCUMENT

**EXHIBIT A**

Tract 15, Plat of Verde Terrace, as per Plat recorded in Volume 7 of Plats, Page 84, Records of Skagit County;

Situated in Skagit County, Washington.

Together with the following described real property:

A portion of the East 1/3 of the East 29 rods, 13 feet of the North 49 rods of Government Lot 1, Section 2, Township 34 North, Range 3 East of W.M., described as follows:

Commencing at the Southwest corner of Lot 5, "Plat of Verde Terrace, Skagit County, Washington", according to the recorded plat thereof in the office of the Auditor of Skagit County in Volume 7 of Plats, page 84; thence North along the Westerly edge of said lot to the North edge of said lot; thence West 20 feet; thence South on a line parallel with the West edge of said Lot 15 to a point 20 feet Westerly of the point of beginning; thence Easterly to the point of beginning;

Situated in Skagit County, Washington.