



201806200022

06/20/2018 11:20 AM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

WHEN RECORDED RETURN TO:
Ms. Heidi Lee
13888 Bisquet Ridge Lane
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Exempt
JUN 20 2018

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

TRANSFER ON DEATH DEED

The Transferor, Heidi Jane Lee, a single person,

for no consideration and as a transfer effective upon my death, conveys and quitclaims to the Designated Beneficiary, **Derik Mathew Lee**,

the following real property, located in the County of Skagit, State of Washington:

**Portion of NE 1/4 SE 1/4 also known as Tract 4 S/P#1-85 AF#8505160025
See legal description attached hereto and marked Exhibit "A" (legal on page 2).**

Assessor's Parcel No.: P34521/350320-4-001-0100

If the Designated Beneficiary precedes the Transferor in death, then the conveyance to the beneficiary shall become null and void.

TOGETHER WITH and SUBJECT TO: all conditions, contracts, covenants, restrictions, reservations, easements and agreements of record, if any.

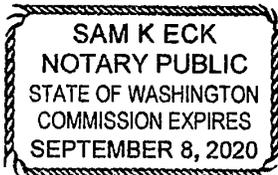
DATED this 11th day of June, 2018.

Heidi Lee
Heidi Jane Lee

STATE OF WASHINGTON)
) ss.
County of Snohomish)

On this day personally appeared before me, Heidi Jane Lee, to me known to be the individual described in and 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 this 11th day of June, 2018.



Sam K Eck
Notary Public for the State of
Washington, residing at *Sam K Eck WA*
My commission expires *9/8/20*

(Notary Seal above 1" bottom margin)

EXHIBIT "A"

TRACT 4 OF SHORT PLAT NO. 1-85, located in the North 1/2 of the Southeast 1/4 of Section 20, Township 35 North, Range 3 East, W.M., approved April 30, 1985, and recorded in Volume 7 of Short Plats, page 21, under Auditor's File No. 8505160025, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across that portion of the North 60 feet of the North 1/2 of the Southeast 1/4 of Section 20, Township 35 North, Range 3 East, W.M., lying Easterly of the center line of a ravine as referred to in deed of Lief Burkland et ux recorded February 19, 1959, under Auditor's File No. 576292, records of Skagit County, Washington.

ALSO TOGETHER WITH an easement for ingress, egress and utilities over and across the Westerly 20 feet of Lots 2 and 3 of said Short Plat.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: all conditions, contracts, covenants, restrictions, reservations, easements and agreements of record, if any.

END OF EXHIBIT "A"