



201810220035

10/22/2018 08:38 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

RETURN ADDRESS:

Joel H. Paget
Ryan, Swanson & Cleveland, PLLC
1201 Third Avenue, Suite 3400
Seattle, WA 98101-3034

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR:	SWANSON, HERBERT A.
GRANTEE:	KRUMLAND, DEBRA KAY, as her separate property
ABBREVIATED LEGAL DESCRIPTION:	Tract A Short Plat MV 15-79 NE 17/34/04
COMPLETE LEGAL DESCRIPTION ON PAGES:	See pages 3-4
ASSESSOR'S TAX PARCEL NO.:	340417-1-004-0209
Reference Nos. of Documents Released or Assigned:	200605310136

1. GRANTOR. The Grantor is HERBERT A. SWANSON, whose mailing address is 6402 Troon Lane SE, Olympia, Washington 98501.

2. 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 Exhibit A attached hereto and by this reference incorporated herein.

Subject to all encumbrances, rights, restrictions, reservations, covenants and easements, apparent or of record.

3. PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiary if the primary beneficiary survives the Grantor: DEBRA KAY KRUMLAND, whose mailing address is 3728 Golden Eagle Loop SE, Olympia, Washington 98513.

4. ALTERNATE BENEFICIARY. If the primary beneficiary does not survive the Grantor, the Grantor designates the following alternate beneficiary if the alternate beneficiary survives the Grantor: NONE.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 22 2013

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

EXEMPT

EXHIBIT A

PARCEL "A"

TRACT "A", SHORT PLAT NO. MV 15-79, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER IN SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., APPROVED DECEMBER 6, 1979 AND RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 6, AUDITOR'S FILE NO. 7912060017, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B"

THAT PORTION OF TRACT "B", SHORT PLAT NO. MV 15-79, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER IN SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., APPROVED DECEMBER 6, 1979 AND RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 6, AUDITOR'S FILE NO. 7912060017, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL "A" SET FORTH ABOVE, THENCE NORTH 87°57'29" WEST 82.314' THENCE SOUTH 38°34'09" WEST 40.98 TO THE EAST LINE OF RIGHT OF WAY FOR CITY STREET, THENCE SOUTHERLY ALONG SAID EAST LINE OF RIGHT OF WAY TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL "A" TO THE POINT OF BEGINNING.

PARCEL "C"

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND, ACROSS THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF TRACT "B", SHORT PLAT NO. MV 15-79, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER IN SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., APPROVED DECEMBER 6, 1979 AND RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 6, AUDITOR'S FILE-NO. 7912060017, RECORDS OF SKAGIT COUNTY, WASHINGTON. LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "8" AS SET FORTH ABOVE, THENCE NORTH 62°13' 49" WEST 66.702', THENCE SOUTH 2°02'58" WEST 50.10 MORE OR LESS TO THE NORTH LINE OF THE RIGHT OF WAY FOR CITY STREET THENCE EASTERLY ALONG SAID NORTH LINE TO THE

MOST SOUTHERLY CORNER OF SAID PARCEL "B"; THENCE NORTH 38°34'09" EAST ALONG THE WESTERLY LINE OF SAID PARCEL "B" TO THE POINT OF BEGINNING the "Described Property").

ALSO KNOWN AS TRACT 4 OF CITY OF MOUNT VERNON SHORT PLAT NO. MV-6-83 APPROVED SEPTEMBER 1, 1983 AND RECORDED SEPTEMBER 20, 1983 AS SKAGIT COUNTY AUDITOR'S FILE NO. 8309200011, BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS ESTABLISHED BY AND DESCRIBED IN THAT CERTAIN DEED IN FAVOR OF MARVIN SWANSON RECORDED AS AUDITOR'S FILE NO. 8010210035.

Subject to recorded agreements, conditions, covenants and easements of record.