



**201811150011**

11/15/2018 09:13 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

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

**REVOCABLE TRANSFER ON DEATH DEED**

GRANTOR:	Phyllis L. Queen	SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX NOV 15 2018 Amount Paid \$ / Skagit Co. Treasurer By <i>mm</i> Deputy
GRANTEES:	Dale Louis Queen	
ADDRESS:	1) No Situs 2) No Situs	
PARCEL NUMBER:	1) P40139 / 350523-3-001-0000 2) P40130 / 350523-0-019-0006	
ABBREVIATED LEGAL:	1) NW ¼ SW ¼ LESS TAX 9 & 12 2) TAX 10 THAT PTN OF SW1/4 SW1/4 LY N OF C/L OF BLACK CRK	
SUBJECT TO:	Easements, restrictions and reservations of record	

**GRANTOR.** The Grantor is Phyllis L. Queen, whose mailing address is 27380 Hoehn Road, 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:

**P40139 / 350523-3-001-0000:**

The Northwest quarter (NW ¼) of the Southwest quarter (SW ¼) of Section Twenty-three (23), Township Thirty-five (35) North, Range Five (5) East of the Willamette Meridian.

EXCEPT from the above premises the following described tracts:

1. That portion lying within the bed and shores of the Skagit River.
2. Beginning at the intersection of an existing fence, which runs in a generally Easterly and Westerly direction across said subdivision with the West line of said subdivision, said point being 270 feet, more or less, South of the Northwest corner of said subdivision; thence Easterly parallel with the North line of said subdivision, to the Easterly toe of an existing dike and rip-rap which runs in a Northwesterly direction across said subdivision from the Skagit River; thence Southeasterly along said toe of the dike and rip-rap to the Skagit River; thence Northeasterly along said river to its intersection with the East line of said Northwest quarter (NW ¼) of the Southwest quarter (SW ¼); thence Northerly along said East line to the Northeast corner of said subdivision; thence Westerly along the North line of said subdivision to the Northwest corner thereof; thence Southerly along the West line of said subdivision, 270 feet, more or less, to the point of beginning.
3. Beginning at a point in the middle of the channel of Black Creek as said channel is described in deed dated May 10, 1923 and recorded in Volume 126 of Deeds at page 519 at a point 330 feet North of the Southwest corner of said Northwest ¼ of the Southwest quarter (SW ¼); thence South 330 feet to said Southwest corner; thence East 387.75 feet to the middle of said channel; thence along the middle of said channel North 31 ½ ° West 198 feet; thence North 55 ° West 346.5 feet to the point of beginning.

**P40130 / 350523-0-019-0006:**

That portion of the Southwest quarter (SW1/4) of the Southwest quarter (SW ¼) of Section Twenty-three (23), Township Thirty-five (35) North, Range Five (5) East of the Willamette Meridian, described as follows:


Beginning at a point in the middle of the channel of Black Creek as said channel is described in deed dated May 10, 1923, and recorded in Volume 126 of Deeds at Page 518, a distance of 387.75 feet East of the Northwest corner of said Southwest quarter (SW ¼) of the Southwest quarter (SW ¼); thence South 57 ½ ° East along the middle of said channel, 82.5 feet; thence South 14 ° East along said channel 231 feet; thence along said channel North 78 ° East 330 feet; thence North 70 ° East 214.5 feet; thence North 22 ½ ° East 148.5 feet; thence West 750.75 feet to the point of beginning.

**PRIMARY BENEFICIARY.** The Grantor, Phyllis L. Queen, designates Dale Louis Queen as the primary beneficiary.

**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).

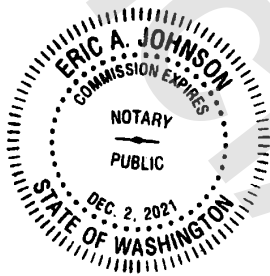
DATED This 9<sup>th</sup> day of November, 2018.

  
Phyllis L. Queen

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) ss:

On this day personally appeared before me Phyllis L. Queen, 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 9<sup>th</sup> day of Nov., 2018.



E. B. Johnson

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

Sedro-Woolley

Commission Expires: 12/2/21