



201811150052

11/15/2018 12:22 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded mail to:
Katherine Tarraf, Attorney at Law
702 Main Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 15 2018

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

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR(S): Edward J. Keitges and Susan A. Keitges, husband and wife.

GRANTEE(S): Christina Dawn Keitges, a single individual, as her separate property; and,
Coleen Marie Albin, a married person, as her separate property.

ABBREVIATED LEGAL: (TITLE ELIMINATION) INCLUDING MANUFACTURE HOME 1995 FLEETWOOD 56X28 SERIAL NUMBER RFLS48AB20798BS13 LOT 2 OF SKAGIT COUNTY SHORT PLAT NUMBER 93-71 RECORDED UNDER AUDITOR'S FILE NUMBER 9411030038 WHICH IS A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER

PARCEL NUMBER: P106627

PROPERTY TAX ID NUMBER: 350715-1-004-0200

COMMONLY KNOWN AS: 8461 Emmanuel Lane, Concrete, WA 98237

SUBJECT TO: Easements, restrictions, and reservations of record.

GRANTOR(S). The Grantors are Edward J. Keitges and Susan A. Keitges, a married couple, whose mailing address is 8461 Emmanuel Lane, Concrete, WA 98237.

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 is legally described as follows:

Transfer on Death Deed, Page 1 of 3

TARRAF LAW OFFICE
Katherine Tarraf, Attorney at Law, WSBA #8394
702 Main Street, Mount Vernon, WA 98273
(360) 488-7802, tarraflawoffice@gmail.com

See attached legal description for Parcel A and Parcel B,
and attached Exhibit A

Subject to easements, restrictions, reservations, covenants, contracts,
conditions and the like, of record, if any.

PRIMARY BENEFICIARY(IES). The Grantor(s) designates the following primary
beneficiary(ies) if the primary beneficiary(ies) survive the Grantor(s).

Christina Dawn Keitges, PO Box 211, 236 Cemetery Rd., Dixie, WA 99329


Coleen Marie Albin, 2937 SW Cascade Vista Dr., Redmond, OR 97756

ALTERNATE BENEFICIARY. If any of the primary beneficiaries do not survive the
Grantor(s), the Grantor designates the surviving beneficiary as sole 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 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 Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-
202(7).

DATED the 15 day of November, 2018.

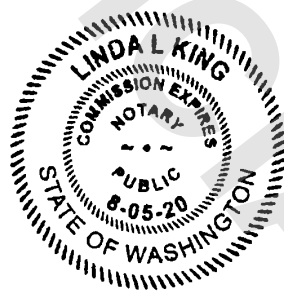

Edward J. Keitges, Grantor


Susan A. Keitges, Grantor

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Edward J. Keitges and Susan A. Keitges, to me known to be the individuals described herein and 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 this 15 day of November, 2018.



Linda L. King
Linda L. King
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires 08-05-2020.

Legal Description

PARCEL A:

Lot 2, SKAGIT COUNTY SHORT PLAT NO. 93-071, approved October 21, 1994, and recorded November 3, 1994, in Volume 11 of Short Plats, page 135, under Auditor's File No. 9411030038, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northeast Quarter of Section 15, Township 35 North, Range 7 East of the Willamette Meridian.

PARCEL B:

An easement for ingress, egress, and utilities as shown on the face of Skagit County Short Plat No. 93-071, approved October 21, 1994, and recorded November 3, 1994, in Volume 11 of Short Plats, page 135, under Auditor's File No. 9411030038, records of Skagit County, Washington, and as set forth in Declaration recorded November 3, 1994, under Auditor's File No. 9411030039, records of Skagit County, Washington.

ALL situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P106627/ 350715-1-004-0200, P116212 / 350715-1-004-0600

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 93-071:
- Recording No: 9411030038
2. Easement, including the terms and conditions thereof, granted by instrument
 Recorded: November 3, 1994
 Auditor's No.: 9411030039, records of Skagit County, WA
 For: Ingress, egress, and utilities
 Affects: Westerly and Southerly portion of said premises
- Said easement contains, among other things, provisions for maintenance by the common users.
3. Exceptions and reservations as contained in Deed
 From: Julia Tozer McCuish and Daniel J. McCuish
 Recorded: August 23, 1918
 Auditor's No.: 127187, records of Skagit County, WA
 As follows:
 Excepting and reserving, however, unto the said grantors the right to construct, maintain, and operate such logging or other roads or ways as may be reasonably necessary to enable the said grantors to cut and remove the timber
4. Exceptions and reservations as contained in Deed
 From: Secretary of the Interior, United States of America.
 Recorded: May 2, 1952
 Auditor's No.: 475783, records of Skagit County, WA
 As follows:
 uranium, thorium, and all other materials determined to be peculiarly essential to the production of fissionable material, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same, taking just compensation for any damage or injury occasioned thereby
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. Easement, including the terms and conditions thereof, granted by instrument
 Recorded: August 30, 1996
 Auditor's No.: 9608300041, records of Skagit County, WA
 In Favor Of: Kitsap Land Corporation and John W. Smith and Joyce E. Smith, husband and wife
 For: Ingress, egress, drainage, and utilities
 Affects: The Westerly and Southerly portion of said premises

City, county or local improvement district assessments, if any.