



201811300002

11/30/2018 09:00 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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 30 2018

EXEMPT

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

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR:	James David Seward and Agnes Elizabeth Seward, husband and wife
GRANTEE:	1) Survivor of Grantors 2) James Michael Seward
ADDRESS:	1) 525 F & S Grade Road, Sedro-Woolley, WA 98284 2) No Situs
PARCEL NUMBER:	1) P37137 / 350423-0-002-0006 2) P37138 / 350423-0-003-0005
ABBREVIATED LEGAL:	1) BEG ON S LI F & S RLY 297 1/2FT T HDT 14 NWLY FR ITS INT WI S LI NE1/4 NE1/4 2) BEG ON S LI NE1/4 NE1/4 771FT E DT 14 OF SW C 23/35/04
SUBJECT TO:	Easements, restrictions and reservations of record

GRANTOR. The Grantors are James David Seward and Agnes Elizabeth Seward, whose mailing address is 525 F & S Grade 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 follow:

- (A) PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE OLD FAIRHAVEN AND SOUTHERN RAILWAY RIGHT OF WAY 297.5 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID RAILWAY RIGHT OF WAY LINE WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF THAT CERTAIN TRACT CONVEYED TO MAUD BRISTOL BY DEED DATED DECEMBER 4, 1903 AND RECORDED DECEMBER 7, 1903, IN VOLUME 51 OF DEEDS, PAGE 637, A DISTANCE OF 236 FEET; THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY LINE OF SAID MAUD BRISTOL TRACT TO THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE WEST 20 FEET, MORE OR LESS, TO A POINT 771 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTHWESTERLY PARALLEL WITH SAID RAILWAY RIGHT OF WAY 152.5 FEET; THENCE NORTHEASTERLY 256 FEET TO A POINT ON SAID SOUTH LINE OF THE RAILWAY RIGHT OF WAY, WHICH IS 152.5 FEET NORTHWESTERLY OF THE POINT OF BEGINNING; THENCE SOUTHEASTERLY 152.5 FEET TO THE POINT OF BEGINNING.

- (B) PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE OLD FAIRHAVEN AND SOUTHERN RAILWAY RIGHT OF WAY, 526.25 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID RAILWAY RIGHT OF WAY LINE WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE 76.25 FEET; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF THAT CERTAIN TRACT CONVEYED TO ROBERT DOXSEE BY DEED DATED JULY 12, 1933 AND RECORDED

JANUARY 18, 1936, IN VOLUME 168 OF DEEDS, PAGE 511, UNDER AUDITOR'S FILE NO. 275678, A DISTANCE OF 256 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE RIGHT OF WAY OF THE OLD FAIRHAVEN AND SOUTHERN RAILWAY TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE WEST 385 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO C. W. DEWEY AND JUANITA DEWEY, HUSBAND AND WIFE, BY DEED DATED JUNE 22, 1927 AND RECORDED JULY 18, 1927, IN VOLUME 143 OF DEEDS, PAGE 638, UNDER AUDITOR'S FILE NO. 205803; THENCE NORTHEASTERLY TO THE PLACE OF BEGINNING.

PRIMARY BENEFICIARY. The Grantors, James David Seward and Agnes Elizabeth Seward, husband and wife, designate the survivor of James David Seward and Agnes Elizabeth Seward (the Surviving Grantor) as the primary beneficiary.

ALTERNATE BENEFICIARY. Upon the death of the Surviving Grantor, the Grantors designate the following alternate beneficiary:

James Michael Seward

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. Recording 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 under RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

DATED this 4 day of October, 2018.

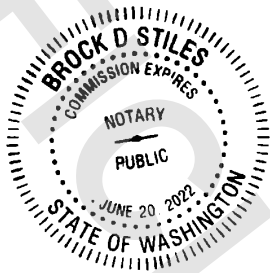

James David Seward


Agnes Elizabeth Seward

STATE OF WASHINGTON) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me **James David Seward** and **Agnes Elizabeth Seward**, 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 mentioned.

GIVEN UNDER my hand and official seal on this 4 day of October, 2018



Brock D Stiles
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley
Commission Expires: 6-20-22