

After recording return to:
Stephen C. Schutt
P.O. Box 1032
Anacortes, WA 98221



201812280002

12/28/2018 08:43 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

REVOCABLE TRANSFER ON DEATH DEED

THE GRANTOR(S): CHARLES L. LECHNER and SHIRLEY J. LECHNER, husband and wife

THE GRANTEE(S): KATHY RONS, a married woman, as her separate property &
DEBRA SENFF, a married woman, as her separate property,
in equal, undivided, 1/2 shares

ADDRESS: 14146 ROSARIO ROAD, ANACORTES, WASHINGTON

PARCEL NUMBER: P19480

TAX ID #: 340115-1-001-0108

ABBREVIATED LEGAL: NE 1/4 NE 1/4 W OF ROSARIO RD AKA LT 1 S/ P10-81
AF#8103260007

SUBJECT TO:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 21 2018

EXEMPT

REFERENCE:

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

GRANTOR(S). The Grantor's are CHARLES L. LECHNER and SHIRLEY J. LECHNER, husband and wife, whose mailing address is 14146 Rosario Road, Anacortes, WA 98221

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 legally described as follows:

Lot 1 of Short Plat No. 10-81, approved March 25, 1981, and recorded March 26, 1981, in Volume 5 of Short Plats, page 43, under auditor's file No. 8103260007, being a portion of the Northeast Quarter of the of the Northeast Quarter in Section 15, Township 34 North, Range 1, East of Willamette Meridian.

Situate in Skagit County, Washington.

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiaries if the primary beneficiaries survive the Grantor:

KATHY RONS, a married woman, as her separate property &
DEBRA SENFF, a married woman, as her separate property,
in equal, undivided, ½ shares.

ALTERNATE BENEFICIARY. If any of the primary beneficiaries do not survive the Grantor, the Grantor designates the surviving beneficiaries as Alternate Beneficiaries.

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 Grantor's death, the Grantor retains the right to revoke this deed.

REAL ESTATE 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 21st day of December, 2018.


CHARLES L. LECHNER


SHIRLEY J. LECHNER

STATE OF WASHINGTON)
)ss
COUNTY OF)

On this day personally appeared before me Charles L. Lechner and Shirley J. Lechner, husband and wife, to me known to be the person's described in and who are authorized to execute 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 21st day of December, 2018.

Stephen C. Schutt

Print Name:

Notary Public in and for the State of Washington

Residing at Anacortes -

My appointment expires: Aug 2020

