



201812280011

12/28/2018 09:52 AM Pages: 1 of 3 Fees: \$101.00
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

DEC 28 2018

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

EXEMPT

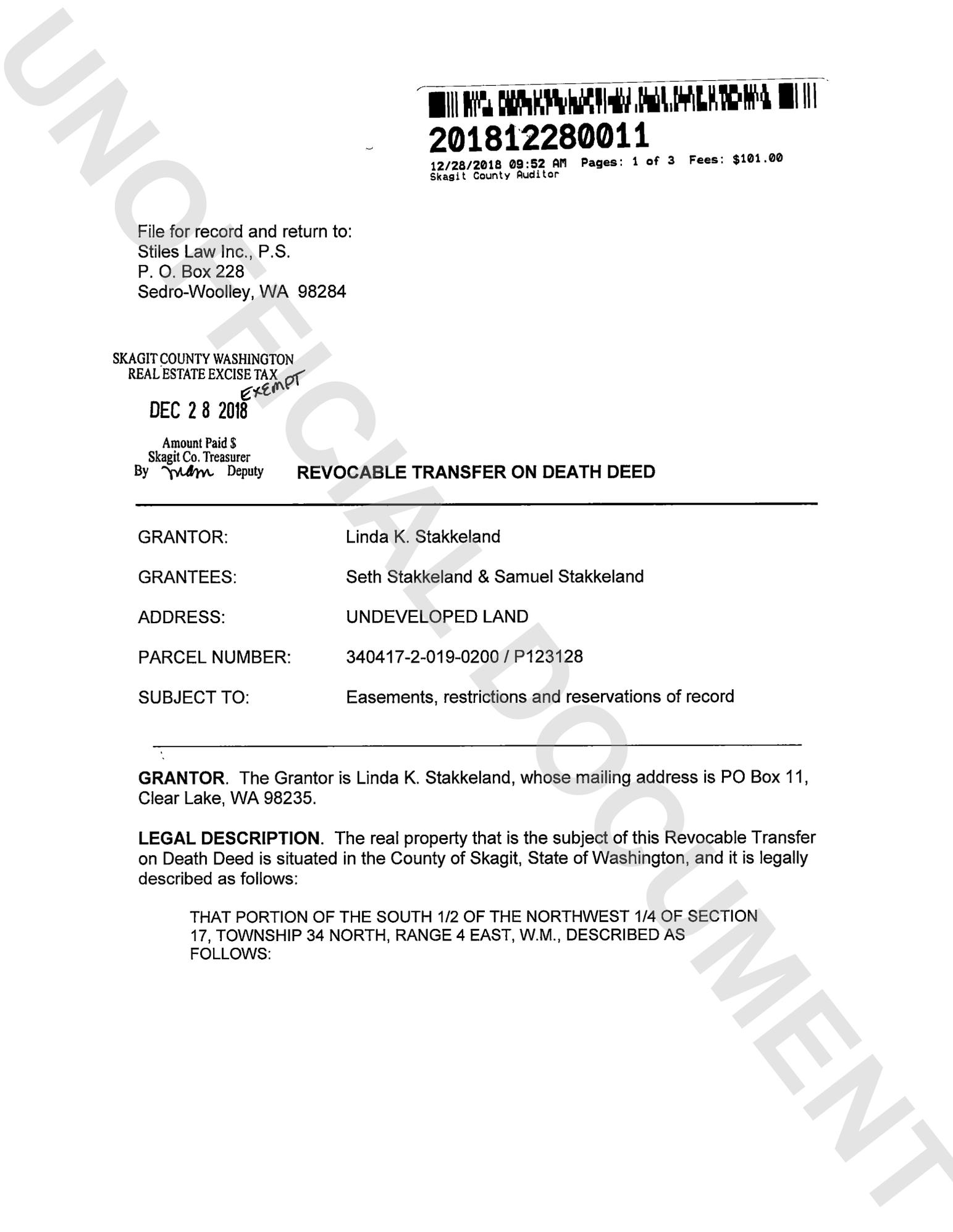
REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Linda K. Stakkeland
 GRANTEES: Seth Stakkeland & Samuel Stakkeland
 ADDRESS: UNDEVELOPED LAND
 PARCEL NUMBER: 340417-2-019-0200 / P123128
 SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantor is Linda K. Stakkeland, whose mailing address is PO Box 11, Clear Lake, WA 98235.

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:

THAT PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:



COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION THAT IS 780 FEET EAST OF SOUTHWEST CORNER THEREOF, SAID POINT BEING 10 FEET WEST OF THE EAST LINE OF THE ABANDONED RIGHT OF WAY OF THE BELLINGHAM AND SKAGIT RAILWAY COMPANY AND SAID POINT ALSO BEING ON THE EAST LINE OF URBAN AVENUE EXTENDED SOUTH AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 567036; THENCE NORTH ALONG A LINE PARALLEL TO AND 10 FEET WEST OF THE EAST LINE OF THE ABANDONED RIGHT OF WAY OF THE BELLINGHAM AND SKAGIT RAILWAY (BEING THE EAST LINE OF URBAN AVENUE) A DISTANCE OF 476.85 FEET TO THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION AND WHICH POINT IS 30.01 FEET NORTH OF, AS MEASURED ALONG SAID EAST LINE OF URBAN AVENUE, THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO WILLIAM G. HULBERT, ET UX, BY DEED RECORDED MAY 27, 1978, UNDER AUDITOR'S FILE NO. 876235, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE CONTINUE NORTH ALONG SAID PARALLEL LINE AND THE EAST LINE OF URBAN AVENUE TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4; THENCE EAST ALONG SAID NORTH LINE TO A POINT THAT IS 125 FEET NORTHWESTERLY, MEASURED RADIALLY AND AT RIGHT ANGLES FROM THE CENTERLINE OF THE MAIN TRACK OF THE GREAT NORTHERN RAILWAY COMPANY (NOW BURLINGTON NORTHERN) AS ORIGINALLY LOCATED AND CONSTRUCTED, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE GREAT NORTHERN RAILWAY COMPANY BY DEED RECORDED SEPTEMBER 11, 1967, UNDER AUDITOR'S FILE NO. 704195, RECORDS OF SKAGIT COUNTY WASHINGTON; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF THE GREAT NORTHERN TRACT, BEING A LINE THAT IS PARALLEL WITH AND 125 FEET NORTHWESTERLY, MEASURED RADIALLY AND AT RIGHT ANGLES FROM THE MAIN TRACK OF THE SAID GREAT NORTHERN RAILWAY RIGHT OF WAY TO A POINT LYING EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THE WEST 209 FEET OF THE NORTH 30 FEET OF THE PROPERTY TO THE SOUTH.

PRIMARY BENEFICIARY. The Grantor, Linda K. Stakkeland, designates Seth Stakkeland & Samuel Stakkeland as the primary beneficiaries in equal shares.

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 21 day of Dec, 2018

Linda K. Stakkeland
Linda K. Stakkeland

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me Linda K. Stakkeland, 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 21 day of Dec, 2018.



Julie Ann Huerta
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley
Commission Expires: 12-20-22