



201901250019

01/25/2019 09:08 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When Recorded Return To:

Deane W. Minor
Tuohy Minor Kruse PLLC
2821 Wetmore Avenue
Everett, WA 98201

DOCUMENT TITLE: Transfer on Death Deed

GRANTOR: JON D. WILSON and JENNIFER WILSON, husband and wife

GRANTEE/BENEFICIARY: JOEL YOSHIO WILSON, a single person, as his separate property, as "transfer on death" beneficiary

LEGAL DESCRIPTION: LOT 7, TOTEM RIDGE 7 PTN, SE 1/4 OF NW 1/4, 21-34-4 EWM

ASSESSOR'S TAX PARCEL NOS.: P78031-4199-000-007-0006

REFERENCE NOS. OF DOCUMENTS RELEASED OR ASSIGNED: 200006140176

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 25 2019

EXEMPT

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

TRANSFER ON DEATH DEED

THE GRANTORS, JON D. WILSON and JENNIFER WILSON, husband and wife, who hold the real property identified herein as community property; **and the survivor of whom shall retain fee simple ownership during the lifetime of said surviving spouse, with the retained power to revoke this Transfer on Death Deed prior to the death of the surviving spouse;** for and in consideration of love and affection and to establish a Transfer on Death beneficiary pursuant to the Washington Uniform Real Property Transfer on Death Act (RCW 64.80 et. seq.), conveys and quit claims to beneficiary, JOEL YOSHIO WILSON, a single person, as his separate property, **with said transfer to take effect only upon the death of the second Grantor to die,** any and all interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantors therein.

PARCEL "A":

LOT 7, "TOTEM RIDGE", AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 31, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

THAT PORTION OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST 1/2:

