



201904300024

04/30/2019 09:14 AM Pages: 1 of 2 Fees: \$100.00
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

EXEMPT
APR 30 2019

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

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Elaine Ruby Carlson

GRANTEES: Ivan Carlson Jr. and John Carlson

ADDRESS: 603-607 E Morris Street, La Conner, WA 98257

PARCEL NUMBER: P74231

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantor is Elaine Ruby Carlson, whose mailing address is 4000 E Division Street, Mount Vernon, WA 98274.

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:

CALHOUN'S TO LA CONNER, ACRES 0.26, THE SOUTH 115 FEET OF
THE WEST 100 FEET OF BLOCK D. EXCEPT ROAD RIGHT-OF-WAY TO
TOWN OF LACONNER RECORDED UNDER AF#200204260082

PRIMARY BENEFICIARY. The Grantor, Elaine Ruby Carlson, designates Ivan Carlson Jr. and John Carlson 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 17 day of April, 2019.

Elaine Ruby Carlson
Elaine Ruby Carlson

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me Elaine Ruby Carlson, 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 17 day of April, 2019.



Hilary E Bonnette
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley, WA 98273
Commission Expires: 2-28-22