

After Recording Return To:

Minne Vander Hoek
21072 Kelleher Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 23 2019

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



201905230031

05/23/2019 11:16 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: MINNE VANDER HOEK, a single man

GRANTEE/BENEFICIARY: HANS M. VANDER HOEK, a married man as his separate estate, and WIEBE S. VANDER HOEK, a married man as his separate estate, each as to undivided equal interests and as tenants in common, as "transfer on death" beneficiary

Abbreviated Legals: PTN NW ¼ 15-35-4 E W.M. & PTN 10-35-4 E. W.M.

Additional Legal on: Exhibit "A"

Assessor's Tax Parcel No.: 350415-2-002-0002 (P36717)
350415-2-001-0003 (P36716)
350410-3-011-0004 (P36140)
350415-2-010-0300 (P123712)

THE GRANTOR, MINNE VANDER HOEK, a single man (who shall retain fee simple ownership during his lifetime, with the retained power to revoke this Revocable Transfer on Death Deed prior to his death), for and in consideration of love and affection and for no monetary consideration, and pursuant to the Washington Uniform Real Property Transfer on Death Act (RCW 64.80, et. seq.), conveys and quitclaims to the GRANTEE/BENEFICIARY, HANS M. VANDER HOEK, a married man as his separate estate, and WIEBE S. VANDER HOEK, a married man as his separate estate, each as to undivided equal interests and as tenants in common, to take effect only upon Grantor's death, all of Grantor's right, title, and 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 Grantor therein:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions, and reservations of record.

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 such time as Grantor has died 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: May 22, 2019.

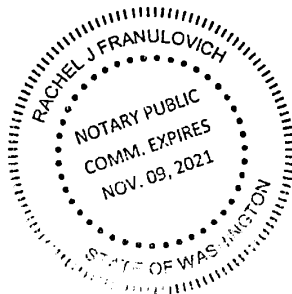

MINNE VANDER HOEK

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence MINNE VANDER HOEK is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 22nd day of May, 2019.





Printed Name RACHEL FRANULOVICH
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-09-2021

EXHIBIT "A"Legal Descriptions:350415-2-002-0002 (P36717)

The East ½ of the Northwest ¼ of the Northwest ¼ of Section 15, Township 35 North, Range 4 East, W.M.;

EXCEPT County Road.

Situate in the County of Skagit, State of Washington.

350415-2-001-0003 (P36716)

The Northeast ¼ of the Northwest ¼ of Section 15, Township 35 North, Range 4 East, W.M., EXCEPT the East 703 feet thereof; AND EXCEPT County Road.

Situate in the County of Skagit, State of Washington.

350410-3-011-0004 (P36140)

That portion of the South ½ of the Southwest ¼ of Section 10, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of said Section 10, 1,160.7 feet East of the Southwest corner;
thence North parallel with the West line of said Section to the South line of Hill Ditch of Drainage District No. 14;
thence Easterly and Southerly along the South line of said ditch to the South line of said Section;
thence West 1,280 feet, more or less, to the point of beginning, EXCEPT roads and ditch rights of way.

Situate in the County of Skagit, State of Washington.

350415-2-010-0300 (P123712)

Lot 1, Short Plat PL05-0068, approved November 21, 2005, recorded November 22, 2005, under Auditor's File No. 200511220113, and being a portion of the Southeast ¼ of the Northwest ¼ of Section 15, Township 35 North, Range 4 East, W.M.;

EXCEPT County Road.

Situate in the County of Skagit, State of Washington.

Exhibit "A"

Revocable Transfer on Death Deed