

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*  
JUN 19 2019

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

**REVOCABLE TRANSFER ON DEATH DEED**

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GRANTOR: Kären J. Larson

GRANTEES: Christopher R. Kiehn

ADDRESS: 1.) 914 S 10th Street, Mount Vernon, WA 98274  
2.) 1413 E Gateway Heights Loop, Sedro Woolley, WA 98284

PARCEL NUMBER: 1.) P53586 / 3741-011-005-0000  
2.) P131055 / 6009-000-000-0010

ABBREVIATED LEGAL: 1.) MILLETT'S TO MT VERNON S1/2 LT 3 ALL LTS 4 & 5  
BLK 11  
2.) LOT 10, SAUK MOUNTAIN VIEW ESTATES NORTH

SUBJECT TO: Easements, restrictions and reservations of record

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**GRANTOR.** The Grantor is Kären J. Larson, whose mailing address is 1413 E Gateway Heights Loop, Sedro Woolley, WA 98284.

**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:

- 1.) The South ½ of Lot 3 and all of Lots 4 and 5, Block 11, "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON." As per plat recorded in Volume 2 of Plats, page 63, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.
- 2.) Lot 10, SAUK MOUNTAIN VIEW ESTATES NORTH – A PLANNED RESIDENTIAL DEVELOPMENT – PHASE IV, according to the plat thereof recorded March 22, 2012 under Auditor's File No. 201203220011, records of Skagit County, Washington.


Situated in Skagit County, Washington.

**PRIMARY BENEFICIARY.** The Grantor, Kären J. Larson, designates Christopher R. Kiehn as the primary beneficiary.

**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).

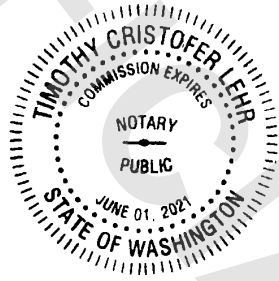
DATED This 18<sup>th</sup> day of June, 2019.

  
\_\_\_\_\_  
Kären J. Larson

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) ss:

On this day personally appeared before me Kären J. Larson, 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 18<sup>th</sup> day of June, 2019.



*Tim*

NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro-Woolley, WA  
Commission Expires: 6/01/2021