

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 21 2019

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



201906210148

06/21/2019 04:05 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Mei-Fong Chinn

GRANTEES: Wanda Chinn-Hanson & Linda Chinn-Jaderlund

ADDRESSES:

- 1.) 319 Regent Street, Burlington, WA 98233
- 2.) 821 Anacortes Street, Burlington, WA 98233
- 3.) 850 S Pine Street, Burlington, WA 98233
- 4.) 423 Fairhaven Avenue, Burlington, WA 98233
- 5.) 216 N Spruce Street, Burlington, WA 98233
- 6.) 675 E Hazel Avenue, Burlington, WA 98233
- 7.) vacant lot, Burlington, WA 98233

PARCEL NUMBERS:

- 1.) 4076-062-020-0106 / P71723
- 2.) 4077-130-001-0004 / P72154
- 3.) 4077-130-004-0001 / P72164
- 4.) 4076-040-011-0004 / P71564
- 5.) 4076-025-011-0005 / P71456
- 6.) 4076-022-020-0001 / P71437
- 7.) 4076-040-011-0103 / P71565

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantor is Mei-Fong Chinn, whose mailing address is 216 N Spruce Street, Burlington, WA 98233.

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:

4076-062-020-0106 / P71723

319 Regent Street, Burlington, WA 98233

PARCEL A:

The South 8 feet of Lots 1 and 2, Block 62, AMENDED PLAT OF BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

PARCEL B:

Lots 18, 19 and 20, Block 62, AMENDED PLAT OF BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

EXCEPT the South 55 feet thereof.

ALL Situated in Skagit County, Washington.

4077-130-001-0004 / P72154**821 Anacortes Street, Burlington, WA 98233**

Lot 1, Block 130, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;

EXCEPT the North 165 feet thereof.

TOGETHER WITH the Westerly 10 feet of vacated Anacortes Street abutting thereon which has reverted to said premises by operation of law by Ordinance No. 39 of the Town of Burlington as recorded under Auditor's File No. 8410230015.

Situate in the County of Skagit, State of Washington.

4077-130-004-0001 / P72164**850 S Pine Street, Burlington, WA 98233**

The West 115 feet of Lot 4, Block 130, "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, Page 11, records of Skagit County, Washington, EXCEPT the South 28 feet thereof.

4076-040-011-0004 / P71564**423 Fairhaven Avenue, Burlington, WA 98233**

North 10 feet of Lots 8, 9, 10 and 11, and all of Lots 2, 3, 4, 5, 6, 7, 12 and 13, all in Block 40, "Amended Plat of Burlington", according to the plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

Together with the vacated south half of the alley adjoining said Lots 8, 9 and 10 on the North and Together with the vacated North half of the vacated alley adjoining said Lots 4, 5, 6 and 7 on the South; and together with the vacated alley lying between said Lots 2 and 3 and said Lots 12 and 13.

4076-025-011-0005 / P71456**216 N Spruce Street, Burlington, WA 98233**

Lots 3, 4, 5 and 6, except the North 76 feet thereof, and the North 50 feet of Lots 7, 8, 9, 10 and 11, Block 25, "Amended Plat of Burlington, Skagit County, Wash.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

INCLUDING

The South 50 feet of Lots 7, 8 and 9, and the West 18 feet of the South 50 feet of Lot 10, "AMENDED PLAT OF BURLINGTON", according to Plat recorded in Volume 11 of Plats, page 17, records of Skagit County, Washington, ALL BEING LOCATED IN BLOCK 25 OF SAID PLAT.

4076-022-020-0001 / P71437**675 E Hazel Avenue, Burlington, WA 98233**

Lots 18, 19 and 20, Block 22, "AMENDED PLAT OF BURLINGTON", according to the plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

SUBJECT TO:

1. Reservations in Deed from Jack Benston, a single man, recorded July 29, 1963, under Auditor's File No. 638935, as follows: EXCEPTING and reserving unto the Grantor the right to use and occupy the North 25 feet of the East 25 feet of said Lot 20, for and during the period of his natural lifetime.
2. Last half general real estate taxes for 1982.

4076-040-011-0103 / P71565**Vacant Lot, Burlington, WA 98233**

Lots 8, 9, 10 and 11, Block 40, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington, EXCEPT the North 10 feet thereof.

PRIMARY BENEFICIARY. The Grantor, Mei-Fong Chinn, designates Wanda Chinn-Hanson & Linda Chinn-Jaderlund 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).

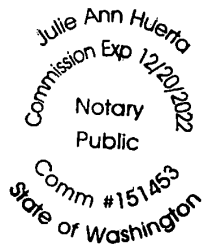
DATED This 21st day of June, 2019.

Mei Fong Chinn
Mei-Fong Chinn

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me Mei-Fong Chinn, 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 21st day of June, 2019.



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