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07/16/2019 01:33 PM Pages: 1 of 2 Fees: \$102.50
Skagit County Auditor

AFTER RECORDING RETURN TO:

BAILEY, DUSKIN & PEIFFLE, P.S.

P.O. Box 188

Arlington, WA 98223 SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

EXEMPT

JUL 16 2019

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

Tax Parcel No.: P74950 / 4142-002-003-0012

**TRANSFER ON DEATH DEED
(64.80 RCW)**

PATRICIA R. CARPENTER, grantor, for and in consideration of love and affection, does hereby convey, effective upon grantor's death and subject to the following conditions of this instrument unto TRACY LEE EVANS, grantee, the following described property located in the County of Skagit, State of Washington, together with all after acquired title of the Grantor herein:

LOT 3, BLOCK 2, NORTH PARK TO CLEAR LAKE,
RECORDED IN VOLUME 4 OF PLATS, PAGE 16,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

This conveyance is subject to the following conditions:

(1) That as long as the grantor shall be living, this instrument:

(a) Shall not be operative as a conveyance of any of grantor's interest in the real property described above and grantor's interest in said real property shall not be diminished nor the interest of the grantee increased thereby; and

(b) Shall not prevent the grantor from selling, exchanging, encumbering, or otherwise disposing of or dealing with the above-described real property prior to grantor's death, to the same extent grantor would be entitled to do so had this instrument not been executed by grantor; and

(c) May be revoked by the grantor by filing of a Notice of Revocation thereof in the office of the County Auditor or County Recorder of Skagit County, State of Washington, in the manner provided by the laws of the State of Washington.

(2) Upon the death of the grantor, this instrument shall automatically convey all of the grantor's right, title and interest in and to said property to the grantee, provided that each of the following conditions shall have been satisfied on the date of death of grantor:

(a) The grantee named above shall have survived the grantor;
and

(b) The grantor shall not have sold, transferred, or otherwise disposed of her interest in said property prior to grantor's death; and

(c) That the grantor shall not have revoked this instrument in the manner previously provided herein.

(3) Revocation of Prior Deed. I hereby expressly revoke that certain Revocable Transfer on Death Deed signed by me on October 25, 2017, which was then recorded under Skagit County Auditor's File No. 201710270118. It is my wish that that Deed be revoked, and replaced by the directions set forth in this Transfer on Death Deed.

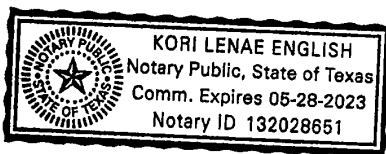
DATED this 10th day of July, 2019.

Patricia Carpenter
Patricia Carpenter

STATE OF TEXAS)
) ss
COUNTY OF Dallas)

Before me, Kori English (insert the name and character of the officer), on this day personally appeared **Patricia Carpenter**, known to me (or proved to me on the oath of _____) or through identification card (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the proposes and consideration therein expressed.

Given under my hand and seal of office this 10th day of July, 2019.



Kori L. English
Notary Public Signature
My Commission Expires: 05/28/2023