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07/17/2019 08:36 AM Pages: 1 of 2 Fees: $102.50
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
JUL 16 2019
Amount Paid $
Skagit Co. Treasurer
By Deputy

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR:	Patsy Hinds
GRANTEES:	Judy Brock
ADDRESS:	1000 Curtis Street, Sedro Woolley, WA 98284
PARCEL NUMBER:	4175-000-021-0006 / P77364
SUBJECT TO:	Easements, restrictions and reservations of record

GRANTOR. The Grantor is Patsy Hinds, whose mailing address is 1000 Curtis Street, 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:

> Tract 21, "TROWBRIDGE ADDITION TO THE TOWN OF SEDRO-WOOLLEY," as per plat recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington, EXCEPT that portion conveyed to the State

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of Washington for highway purposes by deed dated September 30, 1957, filed as File No 557407.

SUBJECT TO easements over the North 10 feet thereof as contained in documents recorded under Skagit Auditor's File No. 405615 and 415067, respectively, easement for transmission line as contained in document recorded under Auditor's File No. 426542 and road grade rights of State of Washington as contained in document recorded under Auditor's File No 581061.

PRIMARY BENEFICIARY. The Grantor, Patsy Hinds, designates Judy Brock 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 beneficiary 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).

DATE: July 15, 2019

Patsy Hinds
Patsy Hinds

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me **Patsy Hinds**, 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 15 day of July, 2019.

Julie Ann Huerta
Commission Exp 12/20/2022
Notary Public
Comm #151453
State of Washington

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