



201907300005

07/30/2019 08:43 AM Pages: 1 of 2 Fees: \$104.50
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 30 2019

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

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Michele Hampshire Messer

GRANTEES: Robin Ferrin

ADDRESS: 31933 Carpenter Road, Lyman, WA 98263

PARCEL NUMBER: P40842 / 350608-1-016-0005

ABBREVIATED LEGAL: Tract 18, Survey AF#849436; Ptn Of NE ¼ Of 8-35-6 E W.M.

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantor is Michele Hampshire Messer, whose mailing address is PO Box 1326, Lyman, WA 98263.

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:

PARCEL "A":

Tract 18 of that record of Survey, recorded on January 18, 1979, under Auditor's File No. 849436, records of Skagit County Washington, being a portion of the Northeast Quarter of Section 8, Township 35 North, Range 6 East of W.M.

Situate in County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities as shown of the face of that record of Survey, recorded on January 18, 1979, under Auditor's File No. 849436, records of Skagit County, Washington, being a portion of the Northeast Quarter of Section 8, Township 35 North, Range 6 East of W.M.; said easement now known as Carpenter Road.

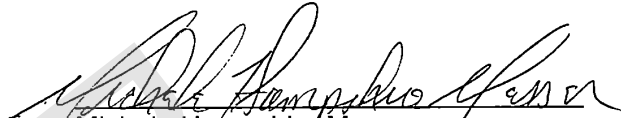
Situate in County of Skagit, State of Washington.

PRIMARY BENEFICIARY. The Grantor, Michele Hampshire Messer, designates Robin Ferrin 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).

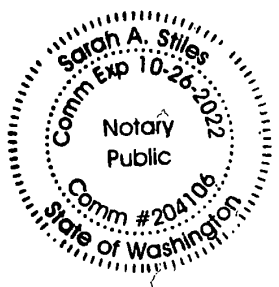
DATED: 7-29-19



Michele Hampshire Messer

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me Michele Hampshire Messer, 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 29th day of July, 2019.




NOTARY PUBLIC in and for the
State of Washington, residing at
Arlington, WA
Commission Expires: 10-26-22