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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
AUG 07 2019

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

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: George Clair Thelen and Linda Grace Hart, husband and wife

GRANTEE: 1) Survivor of Grantors
2) Alanna Rose Thelen & Paul Christopher Thelen

ADDRESSES: 1.) 15481 Colony Road, Bow, WA 98232
2.) vacant land
3.) 15367 South Blanchard Road, Bow, WA 98232
4.) vacant land
5.) vacant land
6.) 6990 Howell Lane, Sedro Woolley, WA 98284

PARCEL NUMBERS: 1.) P48392 / 360327-0-001-0300
2.) P48393 / 360327-0-001-0409
3.) P48395 / 360327-0-001-0516
4.) P48408 / 360327-2-003-0007
5.) P48409 / 360327-2-003-0106
6.) P131205 / 350402-3-005-0102

SUBJECT TO: Easements, restrictions and reservations of record

GRANTORS. The Grantors are George Clair Thelen and Linda Grace Hart, whose mailing address is 15481 Colony Road, Bow, WA 98232.

LEGAL DESCRIPTION. The real properties that are the subject of this Revocable Transfer on Death Deed are situated in the County of Skagit, State of Washington, and are legally described as follows:

SEE LEGAL DESCRIPTIONS STARTING ON PAGE 4

PRIMARY BENEFICIARY. The Grantors, George Clair Thelen and Linda Grace Hart, husband and wife, designate the survivor of George Clair Thelen and Linda Grace Hart (the Surviving Grantor) as the primary beneficiary.

ALTERNATE BENEFICIARY. Upon the death of the Surviving Grantor, the Grantors designate the following alternate beneficiaries, in equal shares:


Alanna Rose Thelen & Paul Christopher Thelen

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. Recording 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 under RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

DATED this 2 day of August, 2019.


George Clair Thelen


Linda Grace Hart

STATE OF WASHINGTON) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me **George Clair Thelen** and **Linda Grace Hart**, who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes mentioned.

GIVEN UNDER my hand and official seal on this 2 day of August, 2019



Brock D Stiles
NOTARY PUBLIC in and for the
State of Washington, residing at

Sedro Woolley
Commission Expires: 6-20-22

LEGAL DESCRIPTIONS**1.) P48392 / 360327-0-001-0300**
15481 Colony Road, Bow, WA 98232**PARCEL "A":**

That portion of the Northeast ¼ of the Northwest ¼ of Section 27, Township 36 North, Range 3 East, W.M., lying Northeasterly of the right-of-way of Great Northern Railway Company,

EXCEPT all road rights-of-way;

ALSO EXCEPT the following described tract:

Beginning at a point 692 feet South and 348 feet West (variation 22½°) East from the North ¼ Section corner of said Section;
thence South 0°36' East 85 feet;
thence South 89°24' West, 62 feet;
thence North 0°36' West, 85 feet;
thence North 89°24' East, 62 feet to the point of beginning.

ALSO EXCEPT that portion thereof lying Southerly and Westerly of the County road.

AND ALSO EXCEPT the North 60 feet of said portion of the Northeast ¼ of the Northwest ¼ as conveyed to Robert C. Broberg et ux, by deed recorded October 23, 1986, under Auditor's File No. 8610230081, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A tract of land in Section 27, Township 36 North, Range 3 East, W M., being a portion of Tract "A" of Skagit County Short Plat No. 67-78, approved August 16, 1978 and recorded August 18, 1978 in Volume 2 of Short Plats, page 252, under Auditor's File No. 885817, records of Skagit County, Washington; being more particularly described as follows:

Beginning at the Northwest corner of said Tract "A";
thence North 89°27'57" East, a distance of 186.16 feet along the North line of said Tract "A";
thence South 6°17'28" West, a distance of 487.33 feet to the South line of said Tract "A";
thence South 89°27'57" West, a distance of 129.80 feet along the South line of said Tract "A" to the Southwest corner of said Tract "A";
thence North 0°21'02" West, a distance of 483.88 feet along the West line of said Tract "A" to the point of beginning.

TOGETHER WITH a 15 foot wide, non-exclusive easement along an existing driveway for ingress, egress and utilities, over, under and through a tract of land in Section 27, Township 36 North, Range 3 East, W.M., being a portion of Tract "A" of Skagit County Short Plat No. 67-78, recorded in Volume 2 of Short Plats, page 252, under Auditor's File No. 885817, records of Skagit County, Washington; lying Easterly of, adjacent to and contiguous with the following described line:

Beginning at a point on the South line of said Tract "A" from which the Southwest corner of Tract "A" bears South 89°27'57" West, a distance of 129.80 feet; thence North 6°17'28" East, a distance of 444.29 feet to the terminus of this line description.

ALSO, TOGETHER WITH a non-exclusive easement, 60 feet in width, for ingress, egress and utilities, over a portion of Tract "B" of said Short Plat No. 67-78, as said easement is delineated on the face of said Short Plat No. 67-78.

ALSO, TOGETHER WITH a non-exclusive easement over an existing driveway as delineated upon the face of the above mentioned Short Plat No. 67-78, said driveway being located within the Southwest ¼ of the Northeast ¼ of Section 27, Township 36 North, Range 3 East, W.M., and being North of Colony Road.

Situate in the County of Skagit, State of Washington.

2.) P48393 / 360327-0-001-0409

Vacant Land

That portion of Tract B, Short Plat No. 67-78, approved 8-16-78, recorded 8-18-78 in volume 2 of Short Plats, page 252, under Auditor's file no. 885817 and being a portion of the Northeast quarter of Section 27, Township 36 North, Range 3 East of W.M., described as follows:

Beginning at the Northwest corner of Tract A of said Short Plat No. 67-78, thence N 89°27'57" E along the North line of Tract A 340.00 feet to the Northeast corner thereof; thence N 00°21'02" W a distance of 100.00 feet; thence S 89° 27'57" W a distance of 340.00 feet to the West line of the Northeast quarter; thence S 00° 21'02" W a distance of 100.00 feet to the point of beginning.

3.) P48395 / 360327-0-001-0516

15367 South Blanchard Road, Bow, WA 98232

Lot 1, Short Plat No. 42-88, approved October 31, 1988 and recorded November 2, 1988 in Book 8 of Short Plats, Page 81, records of Skagit County, Washington, under Auditor's File No. 8811020008, being a portion of Tract B, Short Plat No. 67-78, which is a portion of the North ½ of the Northwest ¼ of Section 27 Township 36 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and upon the certain existing driveway as shown upon the face of said Short Plat No. 67-78 and 42-88, as granted in instrument recorded September 5, 1978 under Auditor's File No. 886869, and located within the Southeast ¼ of the Northeast ¼ of said Section 27.

ALSO TOGETHER WITH an easement for ingress, egress and utilities over, under and across the South 60 feet of that portion of Tract 2 of said Short Plat 42-88, lying Westerly of Harrison Creek.

4.) P48408 / 360327-2-003-0007**Vacant Land**

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 27, Township 36 North, Range 3 East W.M., lying northeasterly of the right of way of the Great Northern Railway Company, EXCEPT all road rights of way, ALSO EXCEPT the following described tract:

Beginning at a point 692 feet South and 348 feet West (variation 22'.^o) East from the North $\frac{1}{4}$ section corner of said Section; thence South 0°36' East, 85 feet; thence South 89°24' West, 62 feet; thence North 0°36' West, 85 feet; thence North 89°24' East, 62 feet to the point of beginning.

ALSO EXCEPT that portion thereof lying Southerly and Westerly of the County road.

AND FURTHER SUBJECT TO easement and restrictions of public record.

5.) P48409 / 360327-2-003-0106**Vacant Land**

Real estate situated in Skagit County, Washington, and legally described as follows:

Lot 1, Short Plat No. 42-88, approved October 31, 1988 and recorded November 2, 1988 in Book 8 of Short Plats, Page 81, records of Skagit County, Washington, under Auditor's File No. 8811020008, being a portion of Tract B, Short Plat No. 67-78, which is a portion of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 27 Township 36 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and upon the certain existing driveway as shown upon the face of said Short Plat No. 67-78 and 42-88, as granted in instrument recorded September 5, 1978 under Auditor's File No. 886869, and located within the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 27.

ALSO TOGETHER WITH an easement for ingress, egress and utilities over, under and across the South 60 feet of that portion of Tract 2 of said Short Plat 42-88, lying Westerly of Harrison Creek.

6.) P131205 / 350402-3-005-0102**6990 Howell Lane, Sedro Woolley, WA 98284**

Lot 2, Short Plat No. PL12-0052, recorded under Auditor's File No. 201208240195, being a portion of Lot 1 of Skagit County Short Plat No. PL-06-0298, recorded under Auditor's File No. 200702280173, records of Skagit County, Washington; being a portion of the Southwest $\frac{1}{4}$ of Section 2, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.