

UNRECORDED
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09/05/2019 09:07 AM Pages: 1 of 3 Fees: \$105.50
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
SEP 05 2019

Amount Paid \$
Skagit Co. Treasurer
By BT Deputy

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Tanya Kim Yeats

GRANTEES: 1) Chloe Eveleen Yeats
2) John Douglas Yeats
3) Jeffery Comben
4) Allison Yeats

ADDRESS: 24101 Crabapple Lane, Sedro Woolley, WA 98284

PARCEL NUMBER: P38507 / 350506-0-018-0008

ABBREVIATED LEGAL: LOT B SURVEY #8812060090; PTN GOV LOT 6, 6-35-5
E W.M.

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantor is Tanya Kim Yeats, whose mailing address is 24101
Crabapple Lane, 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:

Parcel "A":

That portion of Government Lot 6 of Section 6, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Southwest corner of said Government Lot 6;
thence South 87°58'10" East a distance of 26.13 feet to the East right of way of State Highway SR-9;
thence North 4°39'29" East along said East right of way line a distance of 416.00 feet to Point "A";
thence South 87°58'10" East a distance of 416.00 feet to the point of beginning of this description;
thence North 4°39'29" East a distance of 60.06 feet;
thence South 87°58'10" East a distance of 168.44 feet;
thence North 4°39'29" East a distance of 385.19 feet to the North line of the South ½ of the North 2/3 of said Government Lot 6;
thence South 87°35'17" East along the North line of the South ½ of the North 2/3 a distance of 238.86 feet to the East line of said Government Lot 6;
thence South 0°50'54" West along the East line of said Government Lot 6, a distance of 202.82 feet to the Northwest corner of the South ½ of the Northeast ¼ of the Southwest ¼ of said Section 6;
thence South 12°58'36" West a distance of 668.14 feet to the South line of said Government Lot 6;
thence North 87°58'10" West along the South line of said Government Lot 6 a distance of 324.09 feet;
thence North 4°39'29" East a distance of 416.00 feet to the point of beginning of this description.

Also known as Tract B of Survey recorded under Auditor's File No. 8812060090 in Volume 8 of Surveys, page 95.

Situate in the County of Skagit, State of Washington.

Parcel "B":

A non-exclusive easement for ingress, egress and utilities over, under and through a 60 foot wide strip of land lying North of, adjacent to and contiguous with the South line of Tract A of said Survey.

Situate in the County of Skagit, State of Washington.

PRIMARY BENEFICIARY. The Grantor, Tanya Kim Yeats, designates Chloe Eveleen Yeats as the primary beneficiary.

ALTERNATE BENEFICIARY. If the primary beneficiary does not survive the Grantor, the Grantor designates John Douglas Yeats as alternate beneficiary. If John Douglas Yeats does not survive the Grantor, the Grantor designates Jeffery Comben as second alternate beneficiary. If Jefferey Comben does not survive the Grantor, the Grantor designates Allison Yeats as third alternate 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 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).

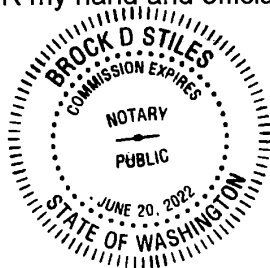
DATED This 3rd day of Sept, 2019.

Tanya Kim Yeats
Tanya Kim Yeats

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me Tanya Kim Yeats, 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 3 day of Sept, 2019.



Brock D Stiles
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley
Commission Expires: 6-20-22