



201911210001

11/21/2019 08:41 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

**Real Estate Excise Tax
Exempt
Skagit County Treasurer**
By Marilyn Martick
Date 11-21-19

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Steven B. Philbrick and Kathleen Mary Philbrick, husband and wife

GRANTEE: 1) Survivor of Grantors
2) Sean W. Philbrick, Bonnie M. Philbrick-Born and Stephanie K. Philbrick

ADDRESS: 51398 Allison Lane, Rockport, WA 98283

PARCEL NUMBER: P44806 / 350927-3-006-1419

ABBREVIATED LEGAL: TRACT 19 SAC PARCEL 2-75 SEC 27-34 T35N R9E WM

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantors are Steven B. Philbrick and Kathleen Mary Philbrick, whose mailing address is 51398 Allison Lane, Rockport, WA 98283.

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 19, FIVE ACRE PARCEL 2-75, AS APPROVED MARCH 18, 1975, AND RECORDED IN VOLUME 1 OF SHORT PLATS, PAGES 18 AND 19, UNDER AUDITOR'S FILE NO. 815269, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEING A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN.

INCLUDING MANUFACTURED HOME 1979 SILVERCREST 66X28 SERIAL NUMBER AB4SC11810R

SITUATED IN SKAGIT COUNTY, WASHINGTON

PRIMARY BENEFICIARY. The Grantors, Steven B. Philbrick and Kathleen Mary Philbrick, husband and wife, designate the survivor of Steven B. Philbrick and Kathleen Mary Philbrick (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:

Sean W. Philbrick, Bonnie M. Philbrick-Born and Stephanie K. Philbrick

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 20th day of November, 2019.


Steven B. Philbrick


Kathleen Mary Philbrick

STATE OF WASHINGTON) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me **Steven B. Philbrick** and **Kathleen Mary Philbrick**, 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 20th day of November, 2019



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

UNOFFICIAL DOCUMENT