



**201911270024**

11/27/2019 09:06 AM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

File for record and return to:

Stiles Law Inc., P.S.  
P. O. Box 228  
Sedro-Woolley, WA 98284

<b>Real Estate Excise Tax Exempt Skagit County Treasurer</b>	
By	<u>MG</u>
Date	<u>11-27-19</u>

**REVOCABLE TRANSFER ON DEATH DEED**

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GRANTOR: Daniel L. Burt and Llane A. Rusnak-Burt, husband and wife

GRANTEE: 1) Survivor of Grantors  
2) Elizabeth Llane Stemme

ADDRESS: 1) 28601 South Skagit Hwy, Sedro Woolley, WA 98284  
2) 28333 East Gilligan Creek Road, Sedro Woolley, WA 98284

PARCEL NUMBER: 1) P40691/350535-1-005-0204, P40246/350526-4-005-0001, P131864/350526-4-004-1002  
2) P40701/350535-2-002-0007, P40672/350535-0-001-0002

ABBREVIATED LEGAL: 1) Units(s): PTN NE 35-35-05 SKAGIT COUNTY  
2) PTN NE NW & PTN NW NW, 35-35-5 E W.M.

SUBJECT TO: Easements, restrictions and reservations of record

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**GRANTOR.** The Grantors are Daniel L. Burt and Llane A. Rusnak-Burt, whose mailing address is 28601 South Skagit Hwy, 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:

SEE ATTACHED FOR LEGAL DESCRIPTIONS

**PRIMARY BENEFICIARY.** The Grantors, Daniel L. Burt and Llane A. Rusnak-Burt, husband and wife, designate the survivor of Daniel L. Burt and Llane A. Rusnak-Burt (the Surviving Grantor) as the primary beneficiary.

**ALTERNATE BENEFICIARY.** Upon the death of the Surviving Grantor, the Grantors designate the following alternate beneficiary:

Elizabeth Llane Stemme

**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 26 day of November, 2019.

Daniel L. Burt  
Daniel L. Burt

Llane A. Rusnak-Burt  
Llane A. Rusnak-Burt

STATE OF WASHINGTON ) ss:  
COUNTY OF SKAGIT )

On this day personally appeared before me **Daniel L. Burt** and **Llane A. Rusnak-Burt**, 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 26 day of November, 2019



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

**EXHIBIT A – LEGAL DESCRIPTIONS**

P40691/350535-1-005-0204, P40246/350526-4-005-0001, P131864/350526-4-004-1002

Parcel A

That portion of the North half of the Northeast quarter of Section 35, Township 35 North, Range 5 East, Willamette Meridian lying Northerly of the South Skagit highway.

Parcel B

That portion of the Southwest quarter of the Southeast quarter of Section 26, Township 35 North, Range 5 East, Willamette Meridian described as follows:

Beginning at the Southwest corner of said subdivision; thence East along the south line of said Section 26, a distance of 500.00 feet; thence North, a distance of 435.60 feet; thence West 500.00 feet to the West line of said subdivision; thence South, a distance of 435.60 feet to the point of beginning.

EXCEPT beginning at the Southwest corner of said subdivision; thence North 4°21'39" West along the West side of said Subdivision, a distance of 435.60 feet to the Northwest corner of that certain Parcel B as described and conveyed by Quit Claim Deed to Lane A Rusnak-Burt and Daniel Burt dated September 24, 2007 and filed under AF# 200710050101, records of Skagit County, Washington; thence North 89°46'07" East along the North line of said Parcel B, a distance of 87.89 feet; thence South 7°10'52" West, a distance of 438.13 feet to the point of beginning.

Parcel C

That portion of the Southwest quarter of the Southeast quarter of Section 26, Township 35 North, Range 5 East, Willamette Meridian described as follows:

Beginning at a point on the South line of said Section 26 which lies North 89°46'07" East, a distance of 500.00 feet from the Southwest corner of said Subdivision, which point is the Southeast corner of that certain Parcel B as described and conveyed by Quit Claim Deed to Lane A Rusnak-Burt and Daniel Burt dated September 24, 2007 and filed under AF # 200710050101, records of Skagit County, Washington; thence North 4°28'34" East, a distance of 170.16 feet to the center of Anderson Creek as shown on that certain survey recorded under AF # 200610190037, records of Skagit County, Washington; thence South 78°26'32" West along said Creek, a distance of 15.29 feet; thence South 43°57'22" West along said creek, a distance of 25.62 feet to a point on the South line of said Section 26; thence South 89°46'07" West along the South line of Section 26, a distance of 82.18 feet to the point of beginning.

All situated in Skagit County, Washington.

P40701/350535-2-002-0007, P40672/350535-0-001-0002

That portion of the right-of-way of the former Puget Sound and Cascade Railway Company as conveyed by deed recorded November 18, 1912, in Volume 90 of Deeds, page 413, under Auditor's File No. 93811, records of Skagit County, Washington lying within the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Township 35 North, Range 5 East, W.M. and lying Northerly and Westerly of East Gilligan Road as currently located and established.

ALSO that portion of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Township 35 North, Range 5 East, W.M., lying Northerly and Westerly of East Gilligan Road as currently located and established.

EXCEPT that parcel as conveyed by the Sedro Woolley School District by deed recorded under Auditor's File NO. 390481 records of Skagit County.

ALSO EXCEPT that portion of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Township 35 North, Range 5 East, W.M., lying Northerly of the Northerly line of the right-of-way for the South Skagit Highway, as conveyed to Skagit County by deeds recorded January 30, 1958, and July 21, 1970, under Auditor's File Nos. 561252, 561253 and 741401, respectively, records of Skagit County, Washington.

AND ALSO EXCEPT the right-of-way for the South Skagit Highway, as conveyed to Skagit county by deeds recorded January 30, 1958, and July 21, 1970, under Auditor's File Nos. 561252, 561253 and 74101, respectively, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.