201912160027

12/16/2019 08:58 AM Pages: 1 of 2 Fees: \$104.50 Skagit County Auditor

AFTER RECORDING MAIL TO:

Sean R. Bleck Somers Tamblyn Isenhour Bleck 701 Pike Street, Suite 1510 Seattle, WA 98101

INFORMATION FOR RECORDER:

DOCUMENT TITLE: TRANSFER ON DEATH DEED REFERENCE NUMBERS: NOT APPLICABLE

GRANTOR: WILLIS, CHERYL LYNNE

GRANTEE/BENEFICIARY: MAXWELL, JANET WILLIS

BRIEF LEGAL DESCRIPTION: TRACT 12, SAMISH SHORES PLAT

TAX PARCEL NUMBER: 3991-000-012-0001 P68803

STREET ADDRESS: 10479 WALLEN ROAD, BOW, WA 98232

TRANSFER ON DEATH DEED

GRANTOR. The Grantor is Cheryl Lynne Willis, whose mailing address is 10479 Wallen Road, Bow, WA 98232.

LEGAL DESCRIPTION. The real property that is the subject of this Transfer on Death Deed is situate in the County of Skagit, State of Washington and it is legally described as follows:

Tract 12, SAMISH SHORES PLAT, according to the Plat thereof recorded in Volume 8 of Plats, page 7, records of Skagit County, Washington.

Subject to restrictions, reservations and easements of record.

BENEFICIARY. The Beneficiary is Janet Willis Maxwell, whose mailing address is 16014 125th Place NE, Woodinville, WA 98072.

TRANSFER ON DEATH. Upon the death of the Grantor, the Grantor transfers, conveys and quit claims all of the Grantor's interest the property described above, including without limitation any after acquired title of the Grantor, to the Beneficiary designated above pursuant to the Washington Uniform Real Property Transfer on Death Act (RCW 64.80 et. seq.). Before the Grantor's death, the Grantor has the right to revoke this deed.

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REAL ESTATE EXCISE TAX EXEMPTION. The recording of this Transfer of Death Deed is not a "sale" as defined in RCW 82.45.010(1) and is therefore not subject to the real estate excise tax. The transfer that will occur under this 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(6)(d) as the Grantor has no contractual obligation to the Beneficiary.

Dated: December 2, 2019 SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX EVEMP7 DEC 1 3 2019 Amount Paid \$ -Skagit Co. Treasurer NOTARY STATE OF WASHINGTON COUNTY OF KING

On this day personally appeared before me Cheryl Lynne Willis, to me known to be the person who executed the 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 this 2^{-} day of December 2019.

MYAVA KINNER **NOTARY PUBLIC** STATE OF WASHINGTON

My Commission Expires January 10, 2022

Notary Public in and for the State of Washington residing at

My commission expires

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