

After recording return to:
Stephen C. Schutt
P.O. Box 1032
Anacortes, WA 98221



201912200039

12/20/2019 10:40 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

**Real Estate Excise Tax
Exempt
Skagit County Treasurer**
By 12-20-19 BS
Date 12-20-19

REVOCABLE TRANSFER ON DEATH DEED

THE GRANTOR(S): THOMAS TILAND and VIRGINIA TILAND, husband and wife

THE GRANTEES: NEIL T. TILAND, a single man, per stirpes
JASON D. TILAND, a single man, per stirpes
AMY A. NIEBRUEGGE, a married woman, as her separate property,
per stirpes

ADDRESS: 5291 Park Ridge Place, Sedro Woolley, WA 98284

PARCEL NUMBER: P111542

TAX ID #: 360432-1-003-0500

ABBREVIATED LEGAL: Ptn SE 1/4, 32-36-4 E W.M. (Aka lot 4, SP 93-027)

SUBJECT TO:

REFERENCE:

GRANTOR(S). The Grantor's are THOMAS TILAND and VIRGINIA TILAND, husband and wife, whose mailing address is 5291 Park Ridge Place, 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 legally described as follows:

LOT 4, SKAGIT COUNTY SHORT PLAT NO. 93-027, APPROVED JUNE 18, 1997, AND RECORDED JUNE 25, 1997, IN VOLUME 13 OF SHORT PLATS, PAGE 15, UNDER AUDITOR'S FILE NO. 9706250041, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT AS DELINEATED ON FACE OF SAID SHORT PLAT NO. 93-027 AS PARK RIDGE PLACE (PRIVATE).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiaries if the primary beneficiaries survive the Grantor:

NEIL T. TILAND, a single man, per stirpes

JASON D. TILAND, a single man, per stirpes

AMY A. NIEBRUEGGE, a married woman, as her separate property, per stirpes

ALTERNATE BENEFICIARY. If any of the primary beneficiaries do not survive the Grantor, the Grantor designates the surviving beneficiaries as Alternate Beneficiaries.

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 Grantor's death, the Grantor retains the right to revoke this deed.

REAL ESTATE 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 18 day of December, 2019.


THOMAS TILAND, Grantor

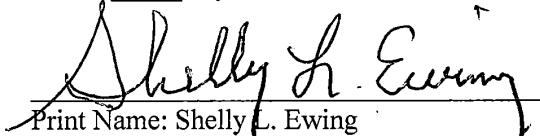

VIRGINIA TILAND, Grantor

STATE OF WASHINGTON)
)ss
COUNTY OF)

On this day personally appeared before me Thomas Tiland and Virginia Tiland, to me known to be the person's described in and who are authorized to execute 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 therein mentioned.

GIVEN under my hand and official seal this 18th day of December, 2019.




Print Name: Shelly L. Ewing

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 02-04-22