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03/10/2020 01:25 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

AFTER RECORDING RETURN TO:

K. Garl Long
Attorney at Law
1215 S. Second Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

exempt
MAR 10 2020

Amount Paid \$
By *ML* Skagit Co. Treasurer Deputy

GRANTORS Kim D. Tyler
GRANTEE: Courtney Brooke Goche Janicki
ABBREVIATED LEGAL: Lot 13, Block 2, Country Club Add. NO. 6
ACCOUNT NO: P79514 / 4339-002-013-0005

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: The Grantor is Kim D. Tyler, an unmarried person.

LEGAL DESCRIPTION: The real property that is the subject of this Revocable Transfer on Death Deed is situate at 12774 Eagle Drive, City of Burlington, County of Skagit, State of Washington, and it is legally described as follows:

FULL LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

BENEFICIARIES: The Grantor designates the following beneficiary if she survives the Grantor:
Nicholas Brian Goche, Grantor's son as his separate property.

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 beneficiary as designated above. Before the Grantor's death, the Grantor has the right to revoke this deed.

REVOCATION OF PRIOR DEED: The Revocable Transfer On Death Deed filed by Grantor under Skagit County Auditor Number 201510160035 is hereby revoked.

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).

LEGAL DESCRIPTION**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN CITY OF BURLINGTON, SKAGIT COUNTY, STATE OF WASHINGTON, AS DESCRIBED IN DEED DOC # 21112200119, ID# 4339-002-013-0005, BEING KNOWN AND DESIGNATED AS: LOT 13 BLOCK 2, COUNTRY CLUB ADD. NO.6, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGES 42 AND 43, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

PROPERTY ADDRESS: 12774 EAGLE DR BURLINGTON, WA 98233.

TAX ID #: 4339-002-013-0005

BY FEE SIMPLE DEED FROM ALFRED A. TYLER, A MARRIED PERSON AS SET FORTH IN DEED DOC # 21112200119, DATED 11/29/2011 AND RECORDED 12/20/2011, SKAGIT COUNTY RECORDS, STATE OF WASHINGTON.