

After recording, please return to:
Shirley A. Stinson
9043 Oak Ln.
Concrete, WA 98237

202007100125

07/10/2020 04:00 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

REVOCABLE TRANSFER ON DEATH DEED

Under Chapter 64.80 RCW

Washington Uniform Real Property Transfer on Death Act

NOTICE TO TRANSFEROR:

- You may want to consult a lawyer before using this form.
- You should carefully read all information the end of this form.
- **This form must be recorded before your death, or it will not be effective.**

IDENTIFYING INFORMATION:

Transferor (grantor), being of competent mind and having the legal capacity to make this deed:
Shirley A. Stinson
9043 Oak Ln.
Concrete, WA 98237

Legal description of the property, situated in Skagit
"See Exhibit A"

County, Washington:

Lot 19 Pressentin Creek Wilderness #2

Assessor's property tax parcel or account number: 3969-000-019-0002

Property address: 9043 Oak Ln. Concrete, WA 98237

Source of title:

Instrument # 201609300151 Skagit County, Washington, Recorded September 30, 2016

PRIMARY GRANTEE BENEFICIARY:

I designate the following grantee beneficiary if the beneficiary survives me.

John Allen Cody Stinson
2639 Yew St.
Bellingham, WA 98226

CONTINGENT GRANTEE BENEFICIARY: (Optional)

If my primary grantee beneficiary does not survive me, I designate the following contingent beneficiary if that beneficiary survives me.

John Allen Stinson, 9043 Oak Ln. Concrete, WA 98237

Exhibit A

LOT 19, "PRESSENTIN CREEK WILDERNESS DIV. NO. 2", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 38 AND 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT19, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF LOT 22 OF SAID SUBDIVISION;
THENCE NORTH 00 36'30"EAST A DISTANCE OF 8 FEET;

THENCE WESTERLY ALONG A LINE RUNNING PARALLEL WITH THE SOUTH LINE OF SAID LOT 19 TO THE WEST LINE THEREOF;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF LOT 19 TO THE SOUTH LINE THEREOF, ALSO BEING THE NORTH LINE OF LOT 22;

THENCE SOUTH 89 23'30" EAST ALONG THE NORTH LINE OF SAID LOT 22, 73.80 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

TRANSFER ON DEATH:

- At my death, I transfer my interest in the described property to the grantee beneficiaries as designated above.
- Before my death, I have the right to revoke this deed.
- This deed revokes all prior beneficiary designations by this owner for this interest in real estate.

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 owner'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).

SIGNATURE OF TRANSFEROR MAKING THIS DEED:

Shirley A. Stinson Transferor
July 07, 2020 Date

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

ACKNOWLEDGMENT:

STATE OF Washington
COUNTY OF Skagit) ss:

I certify that I know or have satisfactory evidence that Shirley A. Stinson is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7/7/2020

[Signature]
 Signature
 Notary Public in and for the State of Washington,
 residing at: Burlington
 My appointment expires: 05/09/2023

This instrument was prepared by:
John Allen Stinson
9043 OAK Ln.
Concrete, WA 98237

