



**202010150074**

10/15/2020 11:26 AM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

**RECORDING COVER SHEET**

**When Recorded Return To:**  
**Joseph D Bowen, Attorney at Law P.S.**  
**401 S. 2<sup>nd</sup> Street**  
**Mount Vernon, WA**

**TITLE: TRANSFER ON DEATH DEED**

**Grantor: LESLIE R. KALES and BARBARA A. KALES, a marital community**

**Grantees: BRIAN KALES**

**Property Address: 7492 RUSSELL ROAD, SEDRO WOOLLEY , WA 98284**

**Abbreviated Description: (5.0000 ac) LOT 1 SHORT PLAT 96-96 RECORDED**  
**AF#9612130043 BEING A PORTION OF LOT B S/P 24-79 IN THE NORTHEAST 1/4,**  
**SECTION 10, TOWNSHIP 35, RANGE 7**

**Parcel No.: P110543**

**XrefId: 350710-1-003-0600**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**EXEMPT**  
**OCT 15 2020**

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

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**TRANSFER ON DEATH DEED**

PURSUANT TO THE UNIFORM REAL PROPERTY TRANSFER ON DEATH ACT (RCW 64.80.010 et. seq.) the Grantors, LESLIE R. KALES and BARBARA A. KALES, a marital community, convey to BRIAN KALES and KIMBERLY A. HAYES, in common, all right, title, and interest to the following described real property upon their deaths:

LOT 1 SHORT PLAT NO. 96-0096 RECORDED IN SKAGIT COUNTY AUDITOR'S FILE AT PAGE NO. 9612130043 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN

Situate in the County of Skagit, State of Washington and identified in the records thereof as **P110543**.

KNOW ALL BY THESE PRESENTS THAT SAID TRANSFER shall only take effect upon the death of both Grantors. Grantors may revoke this Deed at any time while living. Furthermore, during Grantors' lifetimes, this Deed does not:

- (1) Affect an interest or right of the transferor or any other owner, including the right to transfer or encumber the property;
- (2) Affect an interest or right of a transferee, even if the transferee has actual or constructive notice of the deed;
- (3) Affect an interest or right of a secured or unsecured creditor or future creditor of the transferor, even if the creditor has actual or constructive notice of the deed;
- (4) Affect the transferor's or designated beneficiary's eligibility for any form of public assistance;
- (5) Create a legal or equitable interest in favor of the designated beneficiary; or
- (6) Subject the property to claims or process of a creditor of the designated beneficiary.

WITNESS MY HAND THIS 12th day of OCTOBER 2020.

GRANTOR:

GRANTOR:

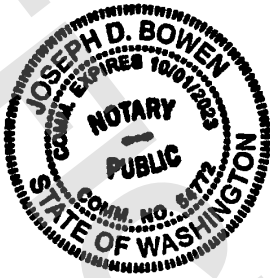
Leslie A Kales  
LESLIE A. KALES

Barbara A Kales  
BARBARA A. KALES

## CERTIFICATIONS

I certify that I know or have satisfactory proof that **BARBARA. KALES** appeared on the date set forth above and executed this instrument for the uses and purposes expressed herein.

DATED this 12th day of OCTOBER, 20 20

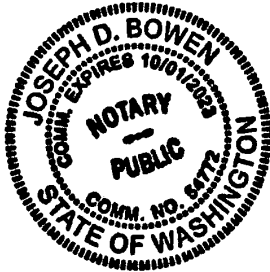


Joseph D. Bowen  
NOTARY PUBLIC  
State of WA

My Commission Expires 10/1/23

I certify that I know or have satisfactory proof that **LESLIE A. KALES** appeared on the date set forth above and executed this instrument for the uses and purposes expressed herein.

DATED this 12th day of OCTOBER, 20 20



Joseph D. Bowen  
NOTARY PUBLIC  
State of WA

My Commission Expires 10/1/23