



202011060038

11/06/2020 10:43 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

Sandra L. Abrahamson
52636 Railroad Avenue
Rockport, WA 98283

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

exempt
NOV 06 2020

Amount Paid \$ ☒
By *mg* Skagit Co. Treasurer Deputy

TRANSFER ON DEATH DEED

GRANTOR: Sandra L. Abrahamson, a married woman, as her separate property.

GRANTEES: Brian T. Ruble, a single man, as his separate property;
Terra M. Ruble, a single woman, as her separate property; and
Chandra L. Ruble, a single woman, as her separate property.

ADDRESS: 52636 Railroad Avenue
Rockport, WA 98283

PARCEL NUMBER: P44710; 350926-0-018-000

ABBREVIATED LEGAL: SECTION 26, TOWNSHIP 35, RANGE 9
PTN GOV. LOT 2

SUBJECT TO: Easements, covenants, conditions, restrictions, recitals and reservations of record.

REFERENCE: 200709070133; 201312230096

GRANTOR. The Grantor is Sandra L. Abrahamson, a married woman, presently residing at 52636 Railroad Avenue, Rockport, Washington 98283.

BENEFICIARIES. The Grantor designates the following Beneficiaries, if the Beneficiaries survive the Grantor:

Brian T. Ruble, of Stanwood, Washington;
Terra M. Ruble, of Rockport, Washington; and
Chandra L. Ruble, of Rockport, Washington.

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 it is legally described as follows:

That portion of Government Lot 2, Section 29, Township 35 North, Range 9 East of W. M., described as follows:

Beginning at the Northeast corner of Lot 9, Block 4, Rockport, WN, as per plat recorded in Volume 3 of Plats, page 79, records of Skagit County, Washington; thence Northeasterly along the Westerly margin of Short Street of said Plat of "Rockport, WN.", for a distance of 155 feet to the true point of beginning; thence Northwesterly at 90° angle from Short Street a distance of 130 feet; thence Northeasterly at a 90° angle to the intersection of the Southerly margin of the County Road right-of-way, as said road existed on June 25, 1953; thence Easterly along said margin of County Road right-of-way to its intersection with the Westerly margin of Short Street; thence Southwesterly along said margin of Short Street to the true point of beginning;

Except that portion deed to the State of Washington for Highway 17-A, in deed recorded March 15, 1954, under Auditor's File No. 499173;
And except right-of-way for County Road.

Situate in Skagit County, Washington.

Subject to easements, covenants, reservations, restrictions, and provisions, of record, if any.

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

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 surviving 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).

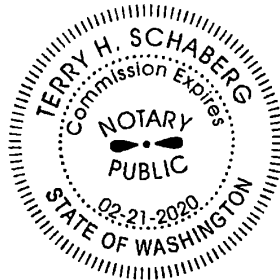
DATED: This 13 day of December, 2019.

Sandra L. Abrahamson
SANDRA L. ABRAHAMSON

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Sandra L. Abrahamson is the individual who appeared before me, and she acknowledged that she was authorized to execute this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: This 13 day of December, 2019.



Terry H. Schaberg
TERRY H. SCHABERG
Notary Public
In and for the State of Washington
My appointment expires: 02-21-2020