



**202012020052**

12/02/2020 09:30 AM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

Record at the Request of and Return to:

Agnes Josephine Rowley

23143 Lanyard Lane

Mount Vernon, WA 98274

**DOCUMENT TITLE:**

Revocable Transfer on Death Deed

**RCW:**

82.45.010(3)(b)

(Transfer on Grantor's Death exempt from  
Washington State Real Estate Excise Tax)

**WAC NO.**

WAC#458-61A-202(7)

Transfer on Death Deed exemption)

**GRANTOR:**

Agnes Josephine Rowley

**GRANTEE:**

John Merrill Thornhill

**PHYSICAL ADDRESS:**

23143 Lanyard Lane, Mount Vernon, WA 98274

**ABBREVIATED LEGAL:**

That portion of Government Lot 3, Section 36, Township  
34 North, Range 4 East, W.M.,

**PARCEL NO:**

P29910

**XrefID:**

340436-0-037-0001

*A. J. R.*

Record at the Request of and Return to:

Agnes Josephine Rowley  
23143 Lanyard Lane  
Mount Vernon, WA 98274

**Real Estate Excise Tax  
Exempt  
Skagit County Treasurer**

By [Signature]

Date 12-2-2020

**REVOCABLE TRANSFER OF DEATH DEED**

GRANTOR: Agnes Josephine Rowley  
GRANTEE: John Merrill Thornhill  
SITE ADDRESS: 23143 Lanyard Lane, Mount Vernon, WA 98274  
LEGAL DESCRIPTION: That portion of Government Lot 3, Section 36, Township  
34 North, Range 4 East, W.M.,

Tax Parcel No.: P29910  
XrefID: 340436-0-037-0001

GRANTOR, The Grantor is AGNES JOSEPHINE ROWLEY, whose mailing address is 23143 Lanyard Lane, Mount Vernon, Washington 98274.

ABBREVIATED LEGAL, The real property that is subject of the Revocable Transfer on Death Deed is situate in the County of Skagit, State of Washington, and it is legally described as follows:

That portion of Government Lot 3, Section 36, Township  
34 North, Range 4 East, W.M.,

Full Legal Description attached as Exhibit "A."

GRANTEE/BENEFICIARY, The Grantee is JOHN MERRILL THORNHILL, whose mailing address is 23143 Lanyard Lane, Mount Vernon, Washington 98274.

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 Grantee designated above. Before the Grantor's death, the Grantor has 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 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).

[Signature]

**EXHIBIT "A"**

## Full Legal Description

PARCEL "A":

That portion of Government Lot 3, Section 36, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the point of intersection of the East line of the 60 foot County road, with the North line of said Government Lot 3;  
thence North 89°56'45" East along the North line of said Government Lot 3 for 111.02 feet;  
thence South 26°05'30" West for 128.34 feet;  
thence North 59°11'30" West for 100 feet to the East line of the County road;  
thence North 26°05'30" East for 71.20 feet to the point of beginning,

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 3, Section 36, Township 34 North, Range 4 East, W.M., described as follows:

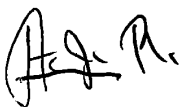
Beginning at the point of intersection of the East line of the 60 foot County road, with the North line of said Government Lot 3;  
thence North 89°56'45" East along the North line of said Government Lot 3 for 111.02 feet ;  
beginning for this description;  
thence North 89°56'45" East for 102.85 feet;  
thence South 26°05'30" West for 136.79 feet;  
thence South 78°10' West for 65.46 feet;  
thence North 59°11'30" West for 40.83 feet;  
thence North 26°05'30" East for 128.34 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for ingress and egress over and across ant existing roadway, as now located in Government Lot 3, Section 36, Township 34 North, Range 4 East, W.M., and described as follows:

Beginning at the point of intersection of the East line of the 60 foot County road with the North line of said Government Lot 3;



thence South 26°05'30" West along said road, a distance of 71.20 feet to the true point of beginning for this description;  
thence South 59°11'30" East for 140.83 feet;  
thence North 78°10' East for 65.46 feet;  
thence North 26°05'30" East for 125.86 feet;  
thence South 63°54'30" East for 25 feet;  
thence South 26°05'30" West for 138.06 feet;  
thence South 78°10' West for 65.26 feet; —  
thence North 59°11'30" West for 166.09 feet to the Easterly line of the 60 foot County road;  
thence North 26°05'30" East for 10 feet to the true point of beginning.

PARCEL "C" continued:

Also, a 6 foot wide easement for pedestrian access and beach use over and across the Northerly 6 feet of the following described Property:

That portion of Government Lot 3, Section 36, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the point of intersection of the East line of the 60 foot County road, with the North line of said Government Lot 3;  
thence North 89°56'45" East along the North line of said Government Lot 3 for 213.87 feet;  
thence South 26°05'30" West for 10.93 feet;  
thence South 63°54'30" East for 25 feet to the true point of beginning for this description;  
thence South 63°54'30" East for 199 feet, more or less, to a point on the Westerly shoreline of Big Lake, said point being 112 feet, more or less, Southerly (as measured along said shoreline) from the North line of Government Lot 3;  
thence Southerly along said shoreline 114 feet;  
thence North 61°19'30" West for 222 feet, more or less, to a point which bears South 26°05'30" West from the true point of beginning;  
thence North 26°05'30" East for 103.0 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



Agnes Josephine Rowley, Grantor

COUNTY OF SKAGIT ) SS

Given under my hand and official seal this 9<sup>th</sup> day of October, 2020.



*Shirley King*  
Notary Public in and for the State of Washington  
Residing at: *Skagit/Burlington*  
My Commission expires: *June 8, 2024*

*RRR*