



202012070066

12/07/2020 10:49 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

Return Address:

Document Title(s):

TRANSFER ON DEATH DEED

Reference Number (if applicable): _____

Grantor(s): additional grantor names on page ____.

NEIL MCILRATH AND DELORA MCILRATH

Grantee(s): additional grantee names on page ____.

CHERI MCILRATH, LISA SVAREN, COURTNEY NERMO AND KACEE GRADL-PROCHASKA

Abbreviated legal description: full legal on page(s) ____.

PTN TR 35 PLATE NO 1 SEDRO HOME ACREAGE

Assessor Parcel / Tax ID Number: additional parcel number(s) on page ____.

P77142

TRANSFER ON DEATH DEED

GRANTOR: Neil McIlrath and DeLora McIlrath

GRANTEES: Cheri McIlrath, Lisa Svaren, Courtney Nermo, and Kacee Gradl-Prochaska

DESCRIPTION: 737 Southern Avenue, Sedro-Woolley, WA 98284

PARCEL NO.: P77142

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Exempt
DEC 07 2020

KNOW ALL PERSONS BY THESE PRESENTS THAT:

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

This Transfer on Death Deed is made pursuant to the provisions of the Washington Uniform Real Property Transfer on Death Act, RCW 64.80. In accordance with the provisions of the Uniform Real Property Transfer on Death Act, at the death of the survivor of the above named Grantors, Neil McIlrath and DeLora McIlrath, we hereby convey and quit claim unto the above named Grantees, Cheri McIlrath as to an undivided one-third ownership interest, Lisa Svaren as to an undivided one-third ownership interest, Courtney Nermo as to an undivided one-sixth ownership interest and Kacee Gradl-Prochaska as to an undivided one-sixth ownership interest, effective upon the death of the survivor of the above-named Grantors, the following described real property located in the County of Skagit, State of Washington:

That portion of Tract Thirty-five (35) of PLATE NO. 1 SEDRO HOME ACREAGE, SKAGIT CO., WASH., as per plat recorded in Volume 3 of Plats, page 39 of the records of Skagit County, described as follows:

Beginning at a point 126 feet North and 146.8 feet East of the Southwest corner of Tract 32; thence East 64.18 feet; thence North to the South line of Southern Avenue (formerly known as Railroad Avenue); thence Southwesterly along said South line of Southern Avenue to a point due North of the point of beginning; thence South to the point of beginning. All situate in Skagit County, State of Washington.

If any of the designated Grantees precedes the survivor of the Grantors in death, then this transfer shall become null and void.

DATED this 4th day of December, 2020.

Neil McIlrath
Neil McIlrath

DeLora McIlrath
DeLora McIlrath

STATE OF WASHINGTON)
County of SKAGIT)

On this day personally appeared before me, Neil McIlrath and DeLora McIlrath, to me known to be the individuals described herein and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

DATED this 4th, day of December, 2020

Becky L. Taft

Notary Public in and for the State of Washington
Washington, residing at Sedro Woolley

