

202101120007

01/12/2021 08:32 AM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

Fehr Law Office, PLLC
P.O. Box 1606
Chelan, WA 98816

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

EXEMPT
JAN 11 2021

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

REVOCABLE TRANSFER ON DEATH DEED

Grantor: (1) Oyler, Gary G.
Grantee: (1) Porter, Bethany C.
Legal Description (abbr): PTN SW NE, 23-34-3E, W.M., Skagit County
Assessor's Tax Parcel ID: P103862 / 340323-1-019-0100

GRANTOR. The Grantor is GARY G. OYLER, whose mailing address is 16713 McLean Road, Mount Vernon, Washington 98273.

LEGAL DESCRIPTION. The real property that is subject to this Revocable Transfer on Death Deed is situated in the County of Skagit, State of Washington, and is legally described as follows:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED SUBDIVISION;
THENCE NORTH 0 DEGREES 16'36" WEST 30.00 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE NORTHERLY RIGHT-OF-WAY MARGIN OF THE MCLEAN ROAD;
THENCE SOUTH 89 DEGREES 58'05" WEST 150.00 FEET ALONG SAID NORTHERLY MARGIN, PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 0 DEGREES 16'36" WEST 170.00 FEET PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION;
THENCE SOUTH 89 DEGREES 58'05" WEST 170.00 FEET;
THENCE SOUTH 0 DEGREES 16'36" EAST 170.00 FEET TO SAID NORTHERLY MARGIN OF MCLEAN ROAD;

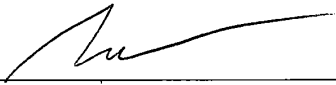
THENCE NORTH 89 DEGREES 58'05" EAST 170.00 FEET ALONG SAID NORTHERLY MARGIN OF MCLEAN ROAD TO THE TRUE POINT OF BEGINNING.

PRIMARY BENEFICIARIES. The Grantor designates the following primary beneficiary if the primary beneficiary survives the Grantor: BETHANY C. PORTER, a single person; the mailing address for the beneficiaries is 16713 McLean Road, Mount Vernon, Washington 98273.

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 beneficiary as 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 that will occur under this Revocable Transfer on Death Deed at the time of the Grantor's death is exempt from Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

DATED this 28 day of December, 2020.




Gary G. Oyler

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

On this day personally appeared before me Gary G. Oyler, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28 day of December, 2020.





NOTARY PUBLIC in and for the State of
Washington, residing at 177 S Burlington Blvd Burlington
My Commission Expires: 08-13-24 WA 98233