

202105130151

05/13/2021 04:17 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

Exempt
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 13 2021

Amount Paid \$
Skagit Co. Treasurer
By Deputy

File for record and return to:

Lowell Law Office
PO Box 1346
Burlington, WA 98233

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Constance Ann Peterson

GRANTEE: Carissa J. McGarvey

ADDRESS: 16542 Britt Road, Mt. Vernon, WA 98274

PARCEL NUMBER: 340430-3-052-0304/P124141 & 340430-3-001-0300/P29213

ABBREVIATED LEGAL: Ptn of SW ¼ of Sec. 30, T34N, R4E, W.M.

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantor is CONSTANCE ANN PETERSON whose mailing address is 16542 Britt Road, Mt. Vernon, WA 9827

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

P29213

Tract Two (2) of Short Plat No. 25-80, approved April 2, 1980, and recorded in Auditor's File No. 8004100009 in Book 4, of Shot Plats, page 69, records of Skagit County, Washington, Being a portion of the Northeast quarter (NE ¼) of the Southwest quarter (SW ¼) and the Southeast quarter (SE ¼) of the Northwest quarter (NW ¼) of Section Thirty (30), Township Thirty-Four (34) North, Range Four (4) East W.M.

Situate in Skagit County, Washington.

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special exceptions of Chicago Title Insurance Company Order 620012091, which is attached hereto and made a part hereof.

PRIMARY BENEFICIARY. The Grantor, CONSTANCE ANN PETERSON, designates her daughter, CARISSA J. MCGARVEY as the primary beneficiary.

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 set forth above. Before the Grantor's death, the 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 will occur under this Revocable Transfer on Death Deed at any 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).

DATED this 22 day of April, 2021.

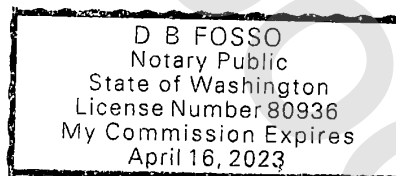
Constance Ann Peterson
Constance Ann Peterson

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

On this day personally appeared before me CONSTANCE ANN PETERSON, 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 on this 22nd day of April, 2021.

D. B. Fosso
NOTARY PUBLIC in and for the
State of Washington, residing at
Anacortes, Washington
Commission expires: 4-16-2023.



Ex. A

Tract 2 of Short Plat No. 25-80, approved April 2, 1980 and recorded April 10, 1980, under Auditor's File No. 8004100009, in Book 4 of Short Plats, page 69, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southwest 1/4 and of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 34 North Range 4 East, W.M., EXCEPT that portion thereof, if any, lying Easterly of the East line of the Britts Slough.

TOGETHER WITH that certain 20 foot wide easement for ingress, egress and utilities as said easement is set forth and established by document recorded under Auditor's File No. 8303180019, records of Skagit County, Washington.

ALSO TOGETHER WITH Tract "X" as shown on Skagit County Short Plat No. PL-03-0025 approved February 10, 2006, and recorded February 15, 2006 under Skagit County Auditor's File No. 200602150036, records of Skagit County, Washington; being a portion of the Southwest 1/4 of Section 30, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.