

Return Address:

Mr. J. Patrick Aylward
Jeffers, Danielson, Sonn & Aylward, P.S.
2600 Chester Kimm Road
P.O. Box 1688
Wenatchee, WA 98807-1688

Real Estate Excise Tax
Exempt

Skagit County Treasurer

By Heather Beauvais

Date 07/22/2021

**TRANSFER ON DEATH DEED
FOR LIFE ESTATE**

Grantor: Jane H. Clark

Grantee: David C. Rider

Legal Description (abbreviated): Life estate in an undivided 75% interest in Lots 1 and 2 and the E½ Lot 3, Bl. 302, Northern Pacific Addition to Anacortes, Skagit County, Washington.

Additional legal on pages 1 and 2.

Assessor's Tax Parcel ID#: 3809-302-010-0104

If she is still living with David C. Rider at the time of her death, the Grantor, JANE H.

CLARK, for love and affection, transfers, conveys and quitclaims to DAVID C. RIDER ("Grantee")

a life estate as described below in the following described property, situated in the County of Skagit,

State of Washington:

A LIFE ESTATE effective upon the death of the Grantor, *i.e.*, the right to use the property as his principal residence for so long as he is alive and able to live on the property without payment of rent. Grantor is conveying only the right to personally live on the property and not to rent the property to a third party. Grantee shall be responsible for payment of all real property taxes, property insurance and maintenance of the property during the period of occupancy under this life estate.

Property Description:

AN UNDIVIDED SEVENTY-FIVE PERCENT (75%) INTEREST IN: All of Lots 1 and 2 and the East half of Lot 3, Block 1302, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

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(also known as Lot A of Survey recorded September 16, 2019,
under Skagit County Auditor's File No. 201909160145.)

Situate in the City of Anacortes, County of Skagit, State of
Washington.

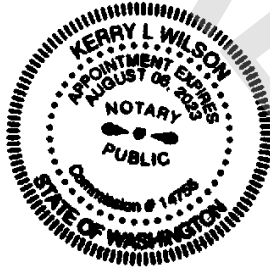
DATED this 1st day of July, 2021.

Jane H. Clark
JANE H. CLARK

STATE OF WASHINGTON)
COUNTY OF Skagit) ss.

I certify that I know or have satisfactory evidence that JANE H. CLARK is the
person who appeared before me and said person acknowledged that she signed this instrument
and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the
instrument.

Dated this 1st day of July, 2021.



Kerry L. Wilson
Typed/Printed Name Kerry L. Wilson
NOTARY PUBLIC
In and for the State of Washington
My appointment expires 8-06-2023

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