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01/25/2022 02:19 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

When Recorded Return To:

Jerry Wayne Cummings
24850 Northwood Lane SW
Sedro Woolley, WA 98284

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By Kaitie Ovdaman
Date 1/25/2022

DOCUMENT TITLE: Transfer on Death Deed
GRANTOR: Jerry W. Cummings, a single man
GRANTEE/BENEFICIARY: Lenny Q. Warren, as "transfer on death" beneficiary
LEGAL DESCRIPTION: Section 6, Township 35, Range 5; PTN SE-SE
ASSESSOR'S TAX
PARCEL NOS.: 350506-4-0305 (P38585)
REFERENCE NOS. OF
DOCUMENTS RELEASED
OR ASSIGNED: N/A

TRANSFER ON DEATH DEED

THE GRANTOR, **JERRY W. CUMMINGS**, a single man (who shall retain fee simple ownership during his lifetime, with the retained power to revoke this Transfer on Death Deed prior to death), for and in consideration of love and affection and to establish a Transfer on Death beneficiary pursuant to the Washington Uniform Real Property Transfer on Death Act (RCW 64.80 et. seq.), conveys and quit claims to beneficiary, **LENNY Q. WARREN**, a married man, but as to his sole and separate property, and only to take effect only upon Grantor's death, any and all interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

LEGAL DESCRIPTION

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

The Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, Township 35 North, Range 5 East, W.M., EXCEPT the South 40 feet thereof conveyed to Skagit County for road purposes by deeds dated July 26, 1932 and June 14, 1937, and recorded August 15, 1932 and July 1, 1937, under Auditor's File Nos. 252225 and 291782, respectively,

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the following described tracts:

1. The North 30 feet of the West 15 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 6.
2. The West 15 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 6.
3. The East 15 feet and the North 30 feet of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 6.
4. The North 30 feet of that portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 6, lying Easterly of the former Northern Pacific Railway right of way (now County road).