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02/22/2022 03:49 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

File for record and return to:
Stiles Law Inc., P.S.
P. O. Box 228
Sedro-Woolley, WA 98284

<p>Real Estate Excise Tax Exempt Skagit County Treasurer By <u>Dena Thompson</u> Date <u>2.22.22</u></p>
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REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Stanley Edward Coffman

GRANTEES: Aaron Coffman and Jim Coffman

ADDRESS: 423 N Township Street, Sedro-Woolley, WA 98284

PARCEL NUMBER: P39307 / 350518-0-020-0000

ABBREVIATED LEGAL: S 1/3 N 1/2 LOT 4, N 1/3 S 1/2 LOT 4, SEC 18, TWP 35
N, RNG 5 E W.M.

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantor is Stanley Edward Coffman, whose mailing address is PO Box 613, Sedro-Woolley, WA 98284.

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

THE SOUTH 1/3 OF THE NORTH 1/2 OF LOT 4, AND THE NORTH 1/3 OF THE SOUTH 1/2 OF LOT 4, OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST W.M., EXCEPT THE EAST 200 FEET AND THE NORTH 256 FEET THEREOF, AND EXCEPT ROADS.

ALSO THAT PORTION OF GOVERNMENT LOT 4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 295.5 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST 660 FEET; THENCE NORTH 132 FEET; THENCE WEST 660 FEET; THENCE SOUTH 132 FEET TO THE PLACE OF BEGINNING, EXCEPT ROADS AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE EAST LINE OF THE COUNTY ROAD ALONG THE WEST LINE OF SAID LOT 4, 295.5 FEET NORTH OF THE SOUTH LINE OF SAID LOT 4, THENCE EAST 182 FEET; THENCE NORTH 86 FEET; THENCE WEST 182 FEET, MORE OR LESS, TO THE EAST LINE OF SAID ROAD; THENCE SOUTH ALONG THE EAST LINE OF SAID ROAD 86 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

PRIMARY BENEFICIARY. The Grantor, Stanley Edward Coffman, designates Aaron Coffman and Jim Coffman as the primary beneficiaries in equal shares.

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 beneficiaries 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 that will occur under this Revocable Transfer on Death Deed at the 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 18th day of February, 2022.


Stanley Edward Coffman

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me Stanley Edward Coffman, 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 18th day of Feb, 2022.



Sedro Woolley
NOTARY PUBLIC in and for the
State of Washington, residing at _____
Sedro Woolley
Commission Expires: 10-26-22

UNOFFICIAL DOCUMENT