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04/05/2022 01:22 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

File for record and return to:

Llane A. Rusnak-Burt
28601 S. Skagit Hwy
Sedro Woolley, WA 98284

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By Kaylee Oudman
Date 4.5.2022

TRANSFER ON DEATH DEED

GRANTOR: Llane A. Rusnak-Burt

GRANTEE: Elizabeth L. Stemme

ADDRESS: 1) 28601 S. Skagit Hwy, Sedro Woolley, WA 98284
2) 28333 East Gilligan Creek Road, Sedro Woolley, WA 98284

PARCEL NUMBER: 1) P40691/35035-1-005-0204, P40246/350526-4-005-0001,
P131864/3503526-4-001-1002
2) P40701/350535-2-002-0007, P40672/350535-0-001-0002

ABBREVIATER LEGAL: 1) Units(s): PTN NE 35-35-0 SKAGIT COUNTY
2) PTN NE NW & PTN NW NW, 35-35-5 E W.M.

SUBJECT TO: Easements, restrictions, and reservations of record

GRANTOR: The grantor Llane A. Rusnak-Burt, whose mailing address is 28601 South Skagit Hwy, Sedro Woolley, WA 98284

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

SEE ATTACHED FOR LEGAL DESCRIPTIONS

BENEFICAIARY: Elizabeth Llana Stemme. The daughter of Grantor

TRANSFER ON DEATH: The Grantor transfers all the Grantor's interest in the described property, including without limitation any after acquired title of the Grantor, to the beneficiary set forth above.

REAL ESTATE EXCISE TAX EXEMPTION: Recording this Revocable Transfer on Death Deed is not a "sale" as defined in RCW82.45.010(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 under RCW 82.45.010(3)(b) and WRC 458-61A-202(7).

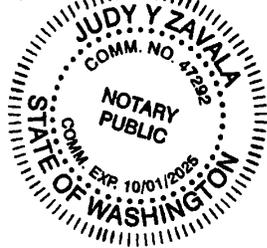
Dated this 5 day of April, 2022.


Lane A. Rusnak-Burt

STATE OF WASHINGTON) SS:
COUNTY OF SKAGIT)

On this day personally appeared before me **Llane A. Rusnak-Burt**, who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes mentioned.

GIVEN UNDER my hand and official seal on this 5 day of April, 2022.




NOTARY PUBLIC in and for the
State of Washington, residing at
Burlington
Commission Expires: 10-01-2025

P40701/350535-2-002-0007, P40672/350535-0-001-0002

That portion of the right-of-way of the former Puget Sound and Cascade Railway Company as conveyed by deed recorded November 18, 1912, in Volume 90 of Deeds, page 413, under Auditor's File No. 93811, records of Skagit County, Washington lying within the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35, Township 35 North, Range 5 East, W.M. and lying Northerly and Westerly of East Gilligan Road as currently located and established.

ALSO that portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35, Township 35 North, Range 5 East, W.M., lying Northerly and Westerly of East Gilligan Road as currently located and established.

EXCEPT that parcel as conveyed by the Sedro Woolley School District by deed recorded under Auditor's File NO. 390481 records of Skagit County.

ALSO EXCEPT that portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35, Township 35 North, Range 5 East, W.M., lying Northerly of the Northerly line of the right-of-way for the South Skagit Highway, as conveyed to Skagit County by deeds recorded January 30, 1958, and July 21, 1970, under Auditor's File Nos. 561252, 561253 and 741401, respectively, records of Skagit County, Washington.

AND ALSO EXCEPT the right-of-way for the South Skagit Highway, as conveyed to Skagit county by deeds recorded January 30, 1958, and July 21, 1970, under Auditor's File Nos. 561252, 561253 and 74101, respectively, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

P40701/350535-2-002-0007, P40672/350535-0-001-0002

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