



202205050080

05/05/2022 01:32 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Return to:
Adaptive Law Firm PS
107 State Street
Sedro-Woolley, Washington 98284

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Adman
Date 5/5/2022

TRANSFER ON DEATH DEED

Grantors: Christopher C. Frye and Karen A. Frye, a married couple

Grantors' mailing address: 14143 Amber Lane, Mount Vernon, Washington 98273

Grantee: Amy L. Frye and Adam C. Frye

Legal Description (abbreviated): LOT 13, HALL PLACE 2ND ADDN

Assessor's Property Tax Parcel / Account Number: P102307 / 4594-000-013-0002

CHRISTOPHER C. FRYE and KAREN A. FRYE, a married couple, both being of competent mind and having the legal capacity to execute this document, as Grantors, designate the following persons as Grantee Beneficiaries in equal shares :

- (a) AMY L. FRYE, except that if AMY L. FRYE fails to survive both Grantors, the Grantors instead designate the descendants of AMY L. FRYE who survive the Grantors as substitute Grantee Beneficiaries, in equal shares, or if no such descendant survives both Grantors, such interest shall pass to the other Grantee Beneficiary.
- (b) ADAM C. FRYE, except that if ADAM C. FRYE fails to survive both Grantors, the Grantors instead designate the descendants of ADAM C. FRYE who survive the Grantors as substitute Grantee Beneficiaries, in equal shares, or if no such descendant survives both Grantors, such interest shall pass to the other Grantee Beneficiary.

The Grantors hereby transfer to the Grantee Beneficiaries designated above, effective upon the death of the surviving Grantor, the following described interest in real estate situate in the County of Skagit and State of Washington:

Lot 13, HALL PLACE SECOND ADDITION, as per plat recorded in Volume 15 of Plats, pages 63 and 64, records of Skagit County, Washington. Situate in County of Skagit, State of Washington.

SUBJECT TO: easements, reservations, covenants, conditions and restrictions of record or apparent on the premises.

If both of the Grantee Beneficiaries (including the descendants of a deceased Grantee, if applicable) fail to survive both of the Grantors, this Transfer on Death Deed shall be cancelled.

In this Transfer on Death Deed, references to "descendants" mean lineal blood descendants of the first, second or any other degree of the ancestor designated, including descendants who have been conceived at any specific point in time relevant to such provision and who thereafter survive birth; and further, an adopted child and such adopted child's lineal descendants by blood or adoption shall be considered as lineal blood descendants of the adopting parent or parents and of anyone who is by blood or adoption a lineal ancestor of the adopting parent or of either of the adopting parents.

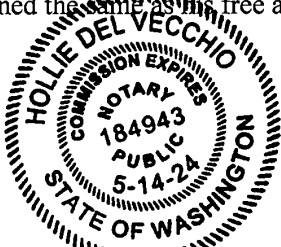
Dated May 5, 2022.

Christopher Carl Frye
CHRISTOPHER CARL FRYE (Grantor)

Karen Ann Frye
KAREN ANN FRYE (Grantor)

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

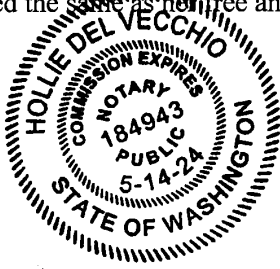
On this May 5, 2022, personally appeared before me CHRISTOPHER C. FRYE known to be the individual described in and who executed the foregoing instrument, and acknowledged he signed the same as his free and voluntary act and deed, for the uses and purposes mentioned.



Hollie Del Vecchio
Notary Public in and for the State of Washington
My commission expires: May 14, 2024

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this May 5, 2022, personally appeared before me KAREN A. FRYE known to be the individual described in and who executed the foregoing instrument, and acknowledged she signed the same as her free and voluntary act and deed, for the uses and purposes mentioned.



Hollie Del Vecchio
Notary Public in and for the State of Washington
My commission expires: May 14, 2024