



202211010032

11/01/2022 12:07 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

After recording, this
instrument is to be returned to:
Planning With Purpose, Inc
7627 - 196th St SW
Lynnwood, WA 98036

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By <u>Dena Thompson</u>
Date <u>11-1-22</u>

TRANSFER ON DEATH DEED

Michael E. Clark and Kristy J. Henrickson, a married couple as their community property, Grantor,
for and in consideration of transfer to a beneficiary deed for estate planning purposes, and pursuant to the
Washington Uniform Real Property Transfer on Death Act of RCW 64.80, conveys and quit claims to:

Eric B. Clark, Grantee.

This transfer shall take effect only upon both of the Grantor's death and conveys all rights and legal title to
the following described real estate situated in Skagit County, state of Washington, commonly known as:

Property Address: 6356 West Shore Road
Anacortes, WA 98221

Parcel Number: P65123

with the legal description of:

Lot 7 and Lot 8, Driftwood Tracts of Guemes Island, according to the Plat thereof recorded in
Volume 6 of Plats, page 15, records of Skagit County, Washington.

See Exhibit A for Exceptions.

SUBJECT TO: (a) all leases and tenancies and rights of parties in possession, if any; (b) easements,
restrictions, reservations, mortgages, liens, encumbrances, covenants, conditions, dedications, and other
agreements and matters of record; and (c) taxes and assessments, general and special, not now due and
payable.

Until both of the Grantor's, Grantor shall retain fee simple ownership during their lifetime, with the power
to revoke this Transfer on Death Deed or sell the property described below with any other type of deed
(even if this Deed was not revoked). Ownership in the beneficiary shall only take effect only upon both
of the Grantor's death, together with any and all interest in and to the following described real estate, and
all after acquired title of the grantor therein.

Signed and delivered this 9/27/2022

DocuSigned by:

Kristy J. Hendrickson

6F02A345088E4C5...

Kristy J. Hendrickson

STATE OF WASHINGTON)

) ss.

COUNTY OF SNOHOMISH)

This Transfer on Death Deed was acknowledged before me on 9/27/2022, by Kristy J. Hendrickson. I have certified the person(s) before me and that they are signing this document as a free and voluntary act for the uses and purposes mentioned in the document.

Witness my hand and official seal.

My commission expires: October 27, 2025

DocuSigned by:

Danielle Ollero

Danielle Ollero,

Notary Public in and for the State of Washington

Residing in Seattle, WA; This notarial act involved the use of communication technology.

DANIELLE OLLERO

Notary Public

State of Washington

Commission # 196000

Commission Expires 10/27/2025

DocuSigned by:

Michael E. Clark

36E039443348422...

Michael E. Clark

STATE OF WASHINGTON)

) ss.

COUNTY OF SNOHOMISH)

This Transfer on Death Deed was acknowledged before me on 9/27/2022, by Michael E. Clark. I have certified the person(s) before me and that they are signing this document as a free and voluntary act for the uses and purposes mentioned in the document.

Witness my hand and official seal.

My commission expires: October 27, 2025

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Danielle Ollero

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DANIELLE OLLERO

Notary Public

State of Washington

Commission # 196000

Commission Expires 10/27/2025

Exhibit A
Exceptions

EXCEPT that portion of said Lot 8 being more particularly described as follows:
Beginning at the Southeast corner of said Lot 8; thence North $12^{\circ}31'04''$ East along the East line of said Lot 8, a distance of 20.54 feet; thence North $84^{\circ}22'37''$ West a distance of 255.10 feet, more or less, to the line of mean high tide; thence Southwesterly along the line of mean high tide to a point on the Westerly projection of the South line of said Lot 8, bearing North $85^{\circ}09'00''$ West from the Point of Beginning; thence South $85^{\circ}09'00''$ East along the South line of said Lot 8 a distance of 260.97 feet, more or less to the Point of Beginning.

AND ALSO TOGETHER WITH tidelands of the Second Class fronting and abutting thereon. SUBJECT TO AND TOGETHER WITH all reservations, restrictions and encumbrances of record.