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12/28/2022 12:27 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Josie Bear
DATE 12/28/2022

Document Title:
Revocable Transfer on Death Deed

Reference Number : N/A

Grantor(s): additional grantor names on page ___.

1. Elva Fernandez
- 2.

Grantee(s): additional grantee names on page 1.

1. Angelica Raquel Garcia
2. Marco Antonio Fernandez

Abbreviated legal description: full legal on page(s) 4.

PARCEL " A " : That portion of the NE ¼ of the NE ¼ of the SW ¼ of Section 27, Township 35 North, Range 4 East, W.M.
 PARCEL " B " : That portion of the Northeast ¼ of the Northeast ¼ of the Southwest ¼ of Section 27, Township 35 North, Range 4 East, W.M.

Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page 1.

Assessor ' s Property TaxParcel or Account No. P37732 / 350427-0-020-0000

UNOFFICIAL DOCUMENT

When recorded return to:

Andrew C. Schuh
Attorney at Law
1204 Cleveland Avenue
Mount Vernon, Washington 98273

REVOCABLE TRANSFER ON DEATH DEED

Grantor: Elva Fernandez, an unmarried woman.

Grantees: Angelica Raquel Garcia, Marco Antonio Fernandez, and Diana Elena Rodriguez-Castillo, in equal shares, as tenants in common.

Abbreviated Legal Description:

PARCEL "A":

That portion of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 35 North, Range 4 East, W.M.

Assessor's Property Tax

Parcel or Account No. P37732 / 350427-0-020-0000

PARCEL "B":

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 35 North, Range 4 East, W.M.

Assessor's Property Tax

Parcel or Account No. P37753 / 350427-0-036-0101

GRANTOR. The Grantor is, Elva Fernandez, whose mailing address is: 21377 State Route 20, Sedro-Woolley, WA 98284.

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

See EXHIBIT "A" attached hereto and made a part hereof.

PRIMARY BENEFICIARIES. The Grantor designates the following primary beneficiaries, Angelica Raquel Garcia who resides at: 10653 Sterling Road, Sedro Woolley, WA 98284, Marco Antonio Fernandez who resides at 21377 State Route 20, Sedro Wolley, WA 98284, and Diana Elena Rodriguez-Castillo, who resides at 2715 - 166th Ave. NE, Apt B808, Redmond, WA 98052.

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 as designated above. Before the Grantor's death, the Grantor has 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 the 19th day of December, 2022.

[Handwritten Signature]
Elva Fernandez, Grantor

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that Elva Fernandez is the person who appeared before me, acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes in the instrument.

DATED: 12/19, 2022.

[Handwritten Signature]

Andrew C. Schuh, Notary Public
My commission expires January 29, 2026

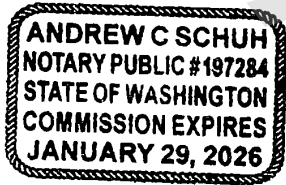


EXHIBIT "A"**PARCEL "A":**

That portion of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North margin line of State Highway which is 198 feet Northeasterly, measured along said North line of Highway from its intersection with the West line of said subdivision; thence Southwesterly along said North line of Highway to said point of intersection with the West line of said subdivision; thence North along said West line 167.6 feet; thence East 143 feet; thence Southeasterly to the Point of Beginning, EXCEPT the following described tract:

Beginning at a point on the North marginal line of State Highway which is 198 feet Northeasterly, measured along said North line of Highway, from its intersection with the West line of said subdivision, said point being hereinafter referred to as "Point X"; thence Southwesterly, along said North line of highway, to said point of intersection with the West line of said subdivision; thence North along said West line 167.6 feet; then North $89^{\circ} 39' 30''$ EAST 113 feet to the TRUE POINT OF BEGINNING; thence North $89^{\circ} 39' 30''$ East 30 feet; thence Southeasterly to said "Point X"; thence Southwesterly along the North line of the highway, 30 feet; thence Northwesterly to the TRUE POINT OF THE BEGINNING.

PARCEL "B":

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said subdivision; thence South $0^{\circ} 21' 45''$ East along the West line of said subdivision 325.98 feet, more or less, to a point 167.6 feet North of the North line of the County road, and the TRUE POINT OF BEGINNING; thence North $89^{\circ} 39' 30''$ East parallel with the North line of said subdivision 113 feet; thence North $0^{\circ} 21' 45''$ West 63.7 feet; thence South $89^{\circ} 39' 30''$ West 113 feet to the West line of said subdivision; thence South $0^{\circ} 21' 45''$ East 63.7 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.