



202301090050

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Skagit County Auditor

**FILE FOR RECORD AND RETURN TO:**

Jamia S. Burns  
1200 Dupont Street, Suite 1D  
Bellingham, WA 98225

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Josie Bear  
DATE 1/9/23

**REVOCABLE TRANSFER ON DEATH DEED**

**REFERENCE NUMBER OF RELATED DOCUMENT:** n/a  
**GRANTOR:** SHIRLEY M. JEFFERTS, as her separate property  
**GRANTEE(S):** JULIA WRUCHA, as her separate property  
**ASSESSOR'S TAX PARCEL NUMBER(S):** 33683  
**COMMON ADDRESS:** 6384 Ershig Road, Bow WA 98232  
**ABBREVIATED LEGAL:** Portion of SE ¼ of NE ¼ OF S 2, TOWNSHIP 35 N, RGE 3 E

**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 it is legally described as follows:

PARCEL "A":

The North ¼ of the South ½ of the Southeast ¼ of the Northeast ¼ of Section 2, Township 35 North, Range 3 East, W.M., EXCEPT the East 15 feet thereof as conveyed to Skagit County by deed recorded on August 18, 1915, under Auditor's File No. 109361,

AND EXCEPT that right of way as conveyed to Skagit County by instrument recorded June 7, 1979, under Auditor's File No. 7906070069.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the South ¼ of the South ½ of the Southeast ¼ of the Northeast ¼ of Section 2, Township 35 North, Range 3 East, W.M., lying West of Ershig Road No. 2321 as described in Right of Way Deed to Skagit County under Auditor's File No. 7906070069,

EXCEPT the East 416.19 feet of the South 104.65 feet thereof,

AND EXCEPT that Right of Way as conveyed to Skagit County by instrument recorded June 7, 1979, under Skagit County Auditor's File No. 7906070069.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the South ¼ of the North ½ of the Southeast ¼ of the Northeast ¼ of Section 2, Township 35 North, Range 3 East, W.M., lying West of Ershig Road No. 2321 as described in Right of Way Deed to Skagit County under Auditor's File No. 7906070069,

EXCEPT the East 258.40 feet thereof,

AND EXCEPT that Right of Way as conveyed to Skagit County by instrument recorded June 7, 1979, under Skagit County Auditor's File No. 7906070069.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

This conveyance is subject to covenants, conditions, restrictions, regulations, requirements, and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

**REVOCABLE TRANSFER ON DEATH DEED**

GRANTOR. The Grantor is SHIRLEY M. JEFFERTS, an unmarried woman, as her separate property.

PRIMARY BENEFICIARIES. The Grantor designates the following primary beneficiary if the primary beneficiary survives Grantor: JULIA WRUCHA, as her separate property.

TRANSFER ON DEATH. After the death of the Grantor, 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 beneficiary as designated above. Before 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 this 5<sup>TH</sup> day of January, 2023.

  
SHIRLEY M. JEFFERTS, Grantor

STATE OF WASHINGTON )  
 ) ss.  
County of Whatcom )

On this day personally appeared before me SHIRLEY M. JEFFERTS, to me known to be the individual described in and 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 therein mentioned.

Dated this 5 day of January, 2023.

  
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Jamia S. Burns  
NOTARY PUBLIC in and for the  
State of Washington, residing at Whatcom County.  
My Commission expires 10/01/2023.

NOTARY PUBLIC  
STATE OF WASHINGTON  
JAMIA S BURNS  
COMMISSION NO. 88476  
COMMISSION EXPIRES 10-01-2023