

**File for record and return to:**  
WALTER LAWRENCE HARRISON, JR.  
MARCELLA LYNN HARRISON  
1916 147th Street NW  
Marysville, WA 98271

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Lena Thompson  
DATE 02/01/2023

## REVOCABLE TRANSFER ON DEATH DEED

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**GRANTOR:** WALTER LAWRENCE HARRISON, JR. and MARCELLA LYNN HARRISON, husband and wife

**GRANTEE:** (1) Survivor of Grantors  
(2) JAMES ALLEN HARRISON and JEFFREY D. HARRISON  
(3) DEBORAH MARIAN HARRISON as James Allen Harrison's contingent beneficiary;  
JILL A. HARRISON, as Jeffrey D. Harrison's contingent beneficiary

**ADDRESSES:** 4791 Ivan Lane, Sedro Woolley, WA 98284

**PARCEL NUMBER:** P81581 XrefID: 4407-000-005-0006

**ABBREVIATED LEGAL:** LT 5, PRAIRIE ACRES III

**SUBJECT TO:** Easements, restrictions and reservations of record

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**GRANTOR.** The Grantors are **WALTER LAWRENCE HARRISON, JR. and MARCELLA LYNN HARRISON, husband and wife**, whose mailing address is 4791 Ivan Lane, Sedro Woolley, WA 98284

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

Lot 5, PRAIRIE ACRES III, according to the plat thereof recorded in Volume 12 of Plats, Page 74, records of Skagit County, Washington.

**PRIMARY BENEFICIARY.** The Grantors, WALTER LAWRENCE HARRISON, JR. and MARCELLA LYNN HARRISON, husband and wife, designate the survivor of WALTER LAWRENCE HARRISON, JR. and MARCELLA LYNN HARRISON (the "Surviving Grantor") as the primary beneficiary.

**ALTERNATE BENEFICIARY.** Upon the death of the Surviving Grantor, the Grantors designate the following alternate beneficiaries, in equal shares:

JAMES ALLEN HARRISON and JEFFREY D. HARRISON

**CONTINGENT BENEFICIARY.** If an alternate beneficiary does not survive the Surviving Grantor, I designate the following contingent beneficiary if that contingent beneficiary survives the Surviving Grantor.

In the event if JAMES ALLEN HARRISON predeceases the Surviving Grantor, the conveyance to the alternate beneficiary shall instead convey all his rights, title and interest to:

DEBORAH MARIAN HARRISON, as (James Allen Harrison's) contingent beneficiary;

In the event if JEFFREY D. HARRISON predeceases the Surviving Grantor, the conveyance to that alternate beneficiary shall instead convey all his rights, title and interest to:

JILL A. HARRISON, as (Jeffrey D. Harrison's) contingent beneficiary

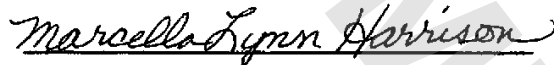
**TRANSFER ON DEATH.** The Grantors transfers all the Grantor's interest in the described property, including without limitation any after acquired title of the Grantor, to the beneficiaries as set forth above. Before the Grantor's death, the Grantor retains the right to revoke this deed.

**REAL ESTATE EXCISE TAX EXEMPTION.** Recording 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 under RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

Dated: January 5, 2023



WALTER LAWRENCE HARRISON, JR.



MARCELLA LYNN HARRISON

**Owner's Notary Acknowledgment**  
(WALTER LAWRENCE HARRISON, JR.)

STATE OF Washington )  
 ) ss.  
County of Skagit )

This notary acknowledgment is attached to a **Revocable Transfer on Death Deed** dated January 5, 2023, having 2 pages before execution (not including attachments, acknowledgements or exhibits) was acknowledged before me, the undersigned Notary Public this 18<sup>th</sup> day of January, 2023, by **WALTER LAWRENCE HARRISON, JR.**

My commission expires: 03/09/2026

**Notary Public**  
State of Washington  
VIRGINIA LOPEZ  
LICENSE # 195530  
MY COMMISSION EXPIRES  
MARCH 9, 2026

*Virginia Lopez*  
(Notary Public)

Additional Signer(s):  
MARCELLA LYNN HARRISON

**Owner's Notary Acknowledgment**  
(MARCELLA LYNN HARRISON)

STATE OF Washington )  
 ) ss.  
County of Skagit )

This notary acknowledgment is attached to a **Revocable Transfer on Death Deed** dated January 5, 2023, having 2 pages before execution (not including attachments, acknowledgements or exhibits) was acknowledged before me, the undersigned Notary Public this 18<sup>th</sup> day of January, 2023, by **MARCELLA LYNN HARRISON.**

My commission expires: 03/09/2026

**Notary Public**  
State of Washington  
VIRGINIA LOPEZ  
LICENSE # 195530  
MY COMMISSION EXPIRES  
MARCH 9, 2026

*Virginia Lopez*  
(Notary Public)

Additional Signer(s):  
WALTER LAWRENCE HARRISON, JR.