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06/28/2023 02:29 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

File for record and return to:
Stiles & Lehr Inc., P.S.
P. O. Box 228
Sedro-Woolley, WA 98284

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By Lena Thompson
Date 6.28.23

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Marilyn Sue Dite
GRANTEES: Robert L. Dite, Jr.
ADDRESS: 7249 N Fruitdale Road, Sedro Woolley, WA 98284
PARCEL NUMBER: P102634 / 350507-2-006-0203
ABBREVIATED LEGAL: SE1/4 NW1/4 SEC 7 T35N R5E W.M.
SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantor is Marilyn Sue Dite, whose mailing address is 7249 N Fruitdale Road, Sedro Woolley, WA 98284.

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

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7,
TOWNSHIP 35 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN,
EXCEPT COUNTY ROAD RIGHT-OF-WAY, FORMERLY OLD NORTHERN
PACIFIC RAILROAD RIGHT-OF-WAY, ALSO EXCEPT THAT PORTION
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 286
FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID
SUBDIVISION A DISTANCE OF 850 FEET; THENCE WESTERLY A
DISTANCE OF 290 FEET, MORE OR LESS, TO A POINT ON THE WEST
LINE OF SAID SUBDIVISION 870 FEET NORTH OF THE POINT OF
BEGINNING; THENCE SOUTH 870 FEET TO THE POINT OF BEGINNING;
EXCEPT ANY PORTION OF SAID PREMISES LYING WITHIN THE
COUNTY ROAD RIGHT-OF-WAY, FORMERLY THE NORTHERN PACIFIC
RAILROAD RIGHT-OF-WAY; AND ALSO EXCEPT THAT PORTION LYING
NORTHERLY AND WESTERLY OF THE OLD RAILROAD GRADE, NOW A
COUNTY ROAD.

INCLUDING MANUFACTURED HOME 1980 CARVN 60X24 SERIAL
NUMBER WAFL2AA13313456.

SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON.

PRIMARY BENEFICIARY. The Grantor, Marilyn Sue Dite, designates Robert L. Dite, Jr. as the primary beneficiary.

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 set forth above. Before the Grantor's death, the Grantor retains 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).

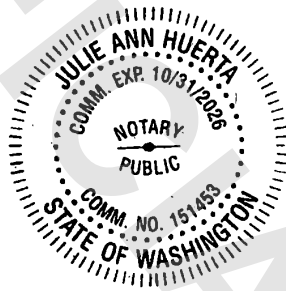
DATED This 22 day of June, 2023


Marilyn Sue Dite

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me **Marilyn Sue Dite**, 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.

GIVEN UNDER my hand and official seal on this 22 day of June, 2023.



Julie Ann Huerta
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley
Commission Expires: 10-31-26