

After Recording Return To:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 09/14/2023

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: **LINDA A. MITCHAM**, who acquired title as **LINDA ANN MITCHAM**, a single woman

GRANTEES/BENEFICIARIES: **JEFFREY B. MITCHAM**, a married man, as his separate estate, and **JENNIFER L. BELISLE**, a married woman, as her separate estate, as "transfer on death" beneficiaries

Abbreviated Legal: Ptn of NW ¼ of Section 5, Township 34 North, R 3 E.W.M.

Additional Legal on: Exhibit "A"

Assessor's Tax Parcel No.: 340305-0-015-0100 / P121245

THE GRANTOR, **LINDA A. MITCHAM**, who acquired title as **LINDA ANN MITCHAM**, a single woman (who shall retain fee simple ownership during her lifetime, with the retained power to revoke this Revocable Transfer on Death Deed prior to her death), for and in consideration of love and affection and for no monetary consideration, and pursuant to the Washington Uniform Real Property Transfer on Death Act (RCW 64.80, et. seq.), conveys and quitclaims to the GRANTEES/BENEFICIARIES, **JEFFREY B. MITCHAM**, a married man, as his separate estate, and **JENNIFER L. BELISLE**, a married woman, as her separate estate, **to take effect only upon the Grantor's death**, all of Grantor's right, title, and interest in and to the following described real estate situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

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 such time as Grantor has died is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(6)(b).

DATED: September 14, 2023

Linda A Mitcham
LINDA A. MITCHAM

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **LINDA A. MITCHAM** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 14th day of September, 2023



Megan Masonholder
Printed Name **Megan Masonholder**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires June 10, 2024

Exhibit "A"
Legal Description

The West 5 acres of the following described parcel:

That portion of the Northwest quarter of Section 5, Township 34 North, Range 3 East, W.M., described as follows: Beginning at a post on the South line of Skagit Highway 346.5 feet West and 30 feet South of the Northeast corner of said subdivision; thence West, parallel to the North line of said subdivision, 1034 feet; thence South 14°20' East 560 feet; thence East 896 feet; thence North 543 feet to the place of beginning; EXCEPT that portion, if any, lying within the East 346.5 feet of said subdivision; ALSO EXCEPT that portion, if any, lying within the boundaries of a tract conveyed to Skagit County for road purposes by deed dated August 25, 1964, recorded August 15, 1964, under Auditor's File No. 655065.

SUBJECT TO Covenants, conditions, easements, and restrictions of record.

Situated in Skagit County, Washington.

Exhibit "A"