



202407260025

07/26/2024 10:06 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

Return Address:

Document Title: Transfer on Death Deed

Reference Number (if applicable): _____

Grantor(s): additional grantor names on page ____

- 1) Gary Douglas Randall
- 2) _____

Grantee(s): additional grantor names on page ____

- 1) Carly Jean Randall
- 2) Lance Anthony Randall

Abbreviated Legal Description: full legal on page(s) ____

Ptn of 14 45 & 46, Plat of Country Club Add. No 5.

Assessor Parcel /Tax ID Number: additional parcel numbers on page ____

P79371

**Real Estate Excise Tax
Exempt
Skagit County Treasurer**

By 7-26-24
Date BJ

After recording, return to:

Gary D. Randall

17712 Tiffany Way

Mount Vernon, Wa. 98274

This space provided for recorder' use

Washington Transfer on Death Deed

I, Gary Douglas Randall (Grantor), being of sound mind and legal capacity, hereby convey, effective upon my death, the following real property located in the County of Skagit, State of Washington:

A complete legal description of the real property being conveyed by this instrument is attached hereto as EXHIBIT A

Assessor's Tax Parcel ID# p 79371 / 4333-000-046-0006

I designate the following grantee beneficiary if the grantee beneficiary survives me:

Beneficiary: Carly Jean Randall Relationship: Daughter

Address: 12448 Gull Dr., Burlington, Wa. 98233

If the grantee beneficiary does not survive me, I designate the following alternate beneficiary:

Beneficiary: Lance Anthony Randall Relationship: Son

Address: 10681 La Crescenta Ct., Las Vegas, Nv. 98141

TRANSFER ON DEATH. The grantor transfers all 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 ESCISE 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) and WAC 458-61A-202(6).

Signatures: 

Owner, Grantor Printed Name: Gary Douglas Randall

Date: 7/26/2024

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Washington)

County of Skagit)

On July 26, 2024, before me, Gray Paudel (seller's name) who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed with the Transfer on Death Deed and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public: [Signature]

Print Name: Karla Sanchez

My Commission Expires: 11/2/24, 2026

(seal)

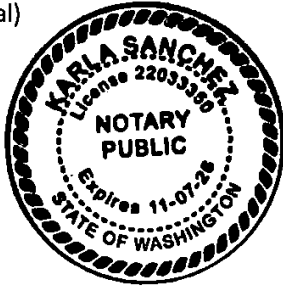


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P79371 / 4333-000-046-0006

THAT PORTION OF LOT 45 AND 46, PLAT OF COUNTRY CLUB ADDITION NO. 5, RECORDED IN VOLUME 11 OF PLATS, PAGES 32 AND 33, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 46;
THENCE SOUTH 0°13'58" WEST, 51.61 FEET ALONG THE EAST LINE OF SAID LOT 46 TO THE SOUTHEAST CORNER THEREOF BEING THE POINT OF BEGINNING OF SAID LINE
DESCRIPTION;
THENCE NORTH 77°05'43" WEST, 15.64 FEET;
THENCE SOUTH 12°34'00" WEST, 19.15 FEET;
THENCE NORTH 77°05'43" WEST, 70.00 FEET;
THENCE SOUTH 49°32'45" WEST, 51.46 FEET, MORE OR LESS, TO A POINT ON THE RIGHT OF WAY MARGIN OF GREEN LANE CUL DE SAC, SAID POINT BEARS NORTH 61°07'45" EAST, 45.00 FEET FROM THE CENTER OF SAID CUL DE SAC, SAID POINT ALSO BEARS NORTH 23°32'26" WEST, 8.36 FEET FROM THE COMMON CORNER OF SAID LOTS 45 AND 46, SAID POINT ALSO BEING THE TERMINUS OF SAID LINE;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THOSE PORTIONS OF SAID LOTS 45 AND 46 LYING NORTH OF THE ABOVE-DESCRIBED LINE AND THOSE PORTIONS OF SAID LOTS 45 AND 46 LYING SOUTHERLY OF THE ABOVE-DESCRIBED LINE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 46, BEING A POINT ON THE RIGHT OF WAY MARGIN OF SAID GREEN LANE CUL DE SAC;
THENCE ALONG THE ARC OF SAID CUL DE SAC CURVE, CONCAVE TO THE SOUTHWEST, HAVING AN INITIAL TANGENT BEARING OF SOUTH 70°03'29" EAST, A RADIUS OF 45.00, THROUGH A CENTRAL ANGLE OF 69°31'04" AN ARC DISTANCE OF 54.60 FEET;
THENCE NORTH 89°27'35" EAST, 34.16 FEET;
THENCE NORTH 11°02'18" EAST, 44.16 FEET;
THENCE SOUTH 77°05'43" EAST, 10.00 FEET;
THENCE NORTH 12°54'17" EAST, 17.21 FEET;
THENCE NORTH 77°05'43" WEST, 63.60 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT 46, AT A POINT BEARING NORTH 38°00'00" EAST FROM THE POINT OF BEGINNING;
THENCE SOUTH 38°00'00" WEST ALONG SAID EASTERLY LINE OF LOT 46, 38.75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.