

After Recording Return To:

Roger A. Dalseg
19624 East Conway Hill Lane
Mount Vernon, WA 98274

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Shannon Burrow
DATE 08/30/2024

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR:	ROGER A. DALSEG , a single man
GRANTEE/BENEFICIARY:	RODNEY A. DALSEG , a married man, as his separate estate, and RANDALL S. DALSEG , a married man, as his separate estate, as "transfer on death" beneficiaries
Abbreviated Legal:	PTN SW1/4 NE1/4, SEC 20, TWP 33 N, R 4 E, W.M., PTN LOT 4, OPEN SPACE RESERVE, SHORT CARD NO. PL-07-0138, AF #200804040033 (PTN SW1/4 NE1/4, SEC 20, TWP 33 N, R 4 E, W.M.)
Additional Legal on Page:	Exhibit "A"
Assessor's Tax Parcel No:	P16942; 330420-0-018-0003 P127927; 330420-1-019-0700

THE GRANTOR, **ROGER A. DALSEG**, a single man (**who shall retain fee simple ownership during his lifetime, with the retained power to revoke this Revocable Transfer on Death Deed prior to his 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, **RODNEY A. DALSEG**, a married man, as his separate estate, and **RANDALL S. DALSEG**, a married man, as his 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:

See Exhibit "A" attached hereto and incorporated herein by this reference.

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

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: August 29, 2024.



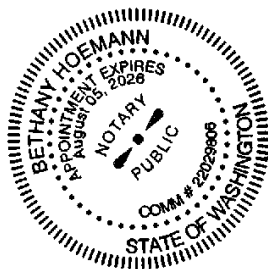
ROGER A. DALSEG


STATE OF WASHINGTON
COUNTY OF SKAGIT }

ss.

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 29th day of August, 2024.





Printed Name **BETHANY HOEMANN**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires August 5, 2026

EXHIBIT "A"

P16942; 330420-0-018-0003:

That portion of the Southwest 1/4 of the Northeast 1/4 (SW 1/4 NE 1/4) of Section 20, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the North line of said subdivision 416 feet West of the Northeast corner thereof;
thence South parallel to the East line of said subdivision 180 feet;
thence West parallel to the North line of said subdivision 120 feet;
thence North parallel to the East line of said subdivision 180 feet to the North line of said subdivision;
thence East along the North line of said subdivision 120 feet to the POINT OF BEGINNING;

TOGETHER WITH that portion of Lot 4, Open Space Reserve, Skagit County Short Card PL-07-0138, approved March 31, 2008 and recorded April 4, 2008 under Skagit County Auditor's File No. 200804040033; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 20, Township 33 North, Range 4 East, W.M. described as follows:

BEGINNING at a point on the North line of the Southwest 1/4 of the Northeast 1/4 of Section 20, Township 33 North, Range 4 East W.M. at a point bearing North 87°26'48" West and a distance of 536.00 feet from the Northeast corner of said subdivision;
thence South 1°58'11" West parallel with the East line of said subdivision for a distance of 40.00 feet to the Northwest corner of that certain parcel described on Quit Claim deed to Roger A. Dalseg and Marilyn Dalseg, husband and wife, recorded under Skagit County Auditor's File No. 8704080053;
thence continue South 1°58'11" West along the West line of said Dalseg parcel for a distance of 10.00 feet to a Northeasterly corner of said Lot 4, Open Space Reserve, Short Card No. PL-07-0138 and being the TRUE POINT OF BEGINNING;
thence continue South 1°58'11" West along said West line of the Dalseg parcel, also being a common line with said Lot 4, Open Space Reserve, for a distance of 130.00 feet more or less, to the Southwest corner of said Dalseg parcel; thence south 87°26'48" East along the South line of said Dalseg parcel, also being a common line with said Lot 4, Open Space Reserve, for a distance of 120.00 feet, more or less, to the Southeast corner of said Dalseg parcel, also being a point on the West line of Tract B, Short Plat No. 54-75 as per Short Plat recorded under auditor's file no. 828833;

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Revocable Transfer on Death Deed

thence south 1°58'11" West along the West line of said Tract B, Short Plat No. 54-75, also being a common line with said Lot 4, Open Space Reserve, for a distance of 132.02 feet, more or less, to the Southwest corner of said Tract B; thence North 87°26'48" West for a distance of 73.00 feet; thence North 41°38'59" West for a distance of 97.12 feet; thence North 1°58'11" East for a distance of 192.39 feet, more or less, to the North line of said Lot 4, Open Space Reserve, also being the Southerly right-of-way margin of East Conway Hill line at a point bearing North 87°26'48" West from the TRUE POINT OF BEGINNING; thence south 87°26'48" east along said southerly right-of-way margin for a distance of 20.00 feet more or less, to the TRUE POINT OF BEGINNING.

EXCEPT County Road right of way.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

P127927; 330420-1-019-0700:

That portion of Lot 4, Open Space Reserve, Skagit County Short Card PL-07-0138, approved March 31, 2008 and recorded April 4, 2008 under Skagit County Auditor's File No. 200804040033; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 20, Township 33 North, Range 4 East, W.M. described as follows:

BEGINNING at a point on the North line of the Southwest 1/4 of the Northeast 1/4 of Section 20, Township 33 North, Range 4 East W.M. at a point bearing North 87°26'48" West and a distance of 536.00 feet from the Northeast corner of said subdivision; thence South 1°58'11" West parallel with the East line of said subdivision for a distance of 40.00 feet to the Northwest corner of that certain parcel described on Quit Claim deed to Roger A. Dalseg and Marilyn Dalseg, husband and wife, recorded under Skagit County Auditor's File No. 8704080053; thence continue South 1°58'11" West along the West line of said Dalseg parcel for a distance of 10.00 feet to a Northeasterly corner of said Lot 4, Open Space Reserve, Short Card No. PL-07-0138 and being the TRUE POINT OF BEGINNING; thence continue South 1°58'11" West along said West line of the Dalseg parcel, also being a common line with said Lot 4, Open Space Reserve, for a distance of 130.00 feet more or less, to the Southwest corner of said Dalseg

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parcel; thence south 87°26'48" East along the South line of said Dalseg parcel, also being a common line with said Lot 4, Open Space Reserve, for a distance of 120.00 feet, more or less, to the Southeast corner of said Dalseg parcel, also being a point on the West line of Tract B, Short Plat No. 54-75 as per Short Plat recorded under auditor's file no. 828833; thence south 1°58'11" West along the West line of said Tract B, Short Plat No. 54-75, also being a common line with said Lot 4, Open Space Reserve, for a distance of 132.02 feet, more or less, to the Southwest corner of said Tract B; thence North 87°26'48" West for a distance of 73.00 feet; thence North 41°38'59" West for a distance of 97.12 feet; thence North 1°58'11" East for a distance of 192.39 feet, more or less, to the North line of said Lot 4, Open Space Reserve, also being the Southerly right-of-way margin of East Conway Hill line at a point bearing North 87°26'48" West from the TRUE POINT OF BEGINNING; thence south 87°26'48" east along said southerly right-of-way margin for a distance of 20.00 feet more or less, to the TRUE POINT OF BEGINNING.

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