

**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 01/08/2025

**REVOCABLE TRANSFER ON DEATH DEED**

GRANTORS: **JOHN T. BASYE and NINA D. FOSTER,**  
husband and wife

GRANTEE/BENEFICIARY: **LILLIAN K. BASYE,**  
an unmarried individual

Abbreviated Legal: Ptn W ½ NW ¼, 35-34-3 E.W.M.  
Additional Legal: Exhibit "A"

Assessor's Tax Parcel No: 340335-2-003-0109 / P135980

THE GRANTORS, **JOHN T. BASYE and NINA D. FOSTER**, husband and wife (**who shall retain fee simple ownership during their lifetime, including the retained power to revoke this Revocable Transfer on Death Deed prior to either of their deaths**), 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.*), convey and quitclaim to the GRANTEE/BENEFICIARY, **LILLIAN K. BASYE**, an unmarried individual, **to take effect only upon both Grantors' deaths**, all of Grantors' 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 Grantors therein:

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

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

Situated in Skagit County, Washington.

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)(d).

DATED: January 7, 2025.



JOHN T. BASYE

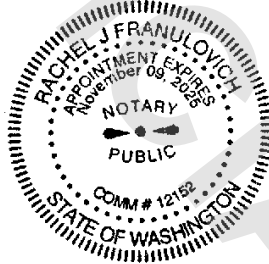


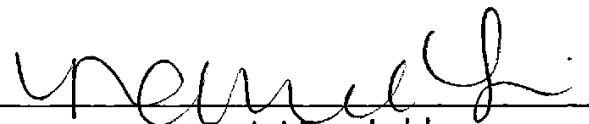
NINA D. FOSTER

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **JOHN T. BASYE** 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 7<sup>th</sup> day of January, 2025.

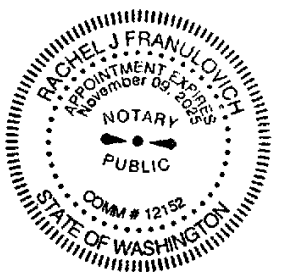



  
Printed Name Rachel Franulovich  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 11-09-2025

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **NINA D. FOSTER** 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 7<sup>th</sup> day of January, 2025.



  
Printed Name Rachel Franulovich  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 11-09-2025

**Exhibit "A"**  
**Legal Description**

That portion of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 35, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northwest corner of said Northwest  $\frac{1}{4}$  of Section 35, from which the Northeast corner of said Northeast  $\frac{1}{4}$  (North  $\frac{1}{4}$  corner) bears South  $88^{\circ}07'54''$  East; thence South  $2^{\circ}02'15''$  West, along the West line of said Northwest  $\frac{1}{4}$  of Section 35 for a distance of 1,096.79 feet; thence South  $86^{\circ}42'16''$  East for a distance of 16.50 feet, to the East right-of-way margin of Beaver Marsh Road as shown on the County Section map dated 1958, and being the TRUE POINT OF BEGINNING; thence continuing South  $86^{\circ}42'16''$  East for a distance of 200.00 feet; thence South  $2^{\circ}02'15''$  West, parallel with said West line of the Northwest  $\frac{1}{4}$  of Section 35, for a distance of 106.00 feet; thence North  $88^{\circ}10'20''$  West for a distance of 25.00 feet; thence South  $2^{\circ}02'15''$  West, for a distance of 165.36 feet; thence South  $64^{\circ}00'17''$  West for a distance of 198.21 feet, more or less, to said East right-of-way margin of Beaver Marsh Road at a point bearing South  $2^{\circ}02'15''$  West from the TRUE POINT OF BEGINNING; thence North  $2^{\circ}02'15''$  East, along said East right-of-way margin of Beaver Marsh Road for a distance of 369.00 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

**Exhibit "A"**