

After Recording Return To:

Xochitl Torres
1605 N. 42nd Place
Mount Vernon, WA 98273



201805110052

05/11/2018 11:06 AM Pages: 1 of 2 Fees: \$75.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 11 2018

Amount Paid \$
Skagit Co. Treasurer
By *mlm* Deputy

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: XOCHITL TORRES, an unmarried woman

GRANTEES: CRISTIAN A. VALLE, as his separate estate;
JESUS A. TORRES, as his separate estate;
HASDNI V. TORRES, as his separate estate; and
EZRA TORRES, as his separate estate

Legal Description:
Abbreviated Form: Lot 14, "PLAT OF THUNDERBIRD CREEK P.U.D."

Additional on Page: 2

Assessor's Tax Parcel No.: 4691-000-014-0000; P111409

THE UNDERSIGNED GRANTOR, **XOCHITL TORRES**, an unmarried woman (who shall retain fee simple ownership during her lifetime, with the retained power to revoke this Transfer on Death Deed prior to death), for and in consideration of love and affection and to establish a Transfer on Death beneficiary pursuant to the Washington Uniform Real Property Transfer on Death Act (RCW 64.80 at. Seq.), without monetary consideration and with no assumption of debt, conveys and quit claims to beneficiaries **CRISTIAN A. VALLE**, as his separate property, an undivided 25% interest; **JESUS A. TORRES**, as his separate property, an undivided 25% interest; **HASANI V.**

Transfer on Death Deed -1-

TORRES, as his separate property, an undivided 25% interest; and **EZRA TORRES**, as his separate property, an undivided 25% interest, as Tenants in Common and not as Joint Tenants with Rights of Survivorship, **to take effect only upon Grantor's death**, any and all 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:

Lot 14, "PLAT OF THUNDERBIRD CREEK P.U.D.", as per plat recorded in Volume 16 of Plats, Pages 159 through 161, inclusive, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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, and a real estate excise tax affidavit is not required. WAC 458-61A-303(3)(j). 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 11th day of May, 2018.

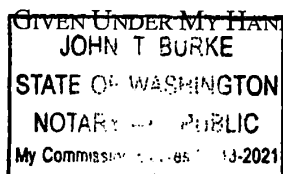
Xochitl Torres
XOCHITL TORRES

STATE OF WASHINGTON

} ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **XOCHITL TORRES** 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.



John T. Burke

Printed Name JOHN T. BURKE

NOTARY PUBLIC in and for the State of Washington

My Commission Expires 2-13-2021