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Skagit County Auditor

**FILED FOR RECORD AT THE REQUEST OF:**

ELDER LAW OFFICES OF BARRY M. MEYERS, P.S.  
2828 Northwest Avenue  
Bellingham, WA 98225

**REVOCABLE TRANSFER ON DEATH DEED  
Chapter 64.80 RCW, et. seq.**

Transferor/Grantor: YOLANDA G. QUEVEDO

Beneficiary/Grantee: KIMBERLY ANN KELLEY

Legal Description: LOTS 13 and 14, BLOCK 5, MUNK's FIRST QUEEN ANN ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 1, SITUATED SKAGIT COUNTY, WASHINGTON.

Tax Parcel No. P58024

TRANSFEROR, YOLANDA G. QUEVEDO ("Transferor" herein), whose mailing address is: 1614 13<sup>th</sup> Street, Anacortes, Washington, being of sound and disposing mind and memory, and not acting under duress, fraud, menace or the undue influence or misrepresentation of any person whomsoever, hereby transfers and conveys the real property described herein to the Beneficiary hereof, and makes this Revocable Transfer on Death Deed ("Deed") pursuant to the Washington Uniform Real Property Transfer on Death Act, codified at Chapter 64.08 RCW, et. seq.

PRIMARY BENEFICIARY (Grantee) KIMBERLY ANN KELLEY: Upon the death of the Transferor, the real property described hereinbelow shall transfer to KIMBERLY ANN KELLEY (Primary Beneficiary herein), whose current street address is 7242 Aqua Lane, Anacortes, Washington, as the Primary Beneficiary.

CONTINGENT (alternate) BENEFICIARY: If the Primary Beneficiary does not survive the Transferor, the property described hereinbelow shall transfer to ANNEMARIE QUEVEDO, whose street address is 610 Santa Clara Way, San Mateo, California, as Contingent Beneficiary, provided the Contingent Beneficiary survives the Transferor.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
EXEMPT  
JUN 13 2018

Amount Paid \$  
Skagit Co. Treasurer  
By HB Deputy

LAPSE: Should both the Primary Beneficiary and Contingent Beneficiary fail to survive the Transferor, this Deed and the direction to transfer the real property described herein shall lapse, and the real property shall be distributed pursuant to the provisions of the Transferors Last Will and Testament, or as directed by Washington State Law as to estates of persons dying intestate.

LEGAL DESCRIPTION: The real property subject to this Revocable Transfer on Death Deed is situate in the County of Skagit, State of Washington, and is legally described as:

LOTS 13 and 14, BLOCK 5, MUNK's FIRST QUEEN ANN ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 1, SITUATED SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH: Any after-acquired title of the Grantor.

SUBJECT TO AND INCLUDING: All liens, easements, encroachments, reservations and restrictions of record and of view.

FURTHER SUBJECT TO: All conveyances, encumbrances, assignments, contracts, mortgages, liens and other property interests to which this conveyance is subject, as set forth within RCW 64.80.100 (2).

Tax Parcel No. P58024

TRANSFER ON DEATH: Subject to the power to revoke as described hereinbelow, the Transferor hereby transfers and conveys all of the Transferors right, title and interest in and to the above described real property, including any after acquired title acquired by the Transferor, to the Primary and/or Contingent Beneficiary or Beneficiaries designated above.

REVOCATION BY TRANSFEROR PRIOR TO DEATH: The Transferor retains the absolute right to revoke and rescind this Transfer on Death Deed at any time by action which is in conformance with the requirements of RCW 64.80.080, as hereafter amended.

REAL ESTATE EXCISE TAX EXEMPTION: The recording of this Revocable Transfer on Death Deed is not a 'sale' as defined within RCW 82.45.010 (1), and is not subject to real estate excise tax. The transfer that will occur upon the death of the Transferor is exempt from Washington State Real Estate Excise Tax pursuant to RCW 82.45.010(3) (b), and WAC 458-61A-202 (7).

