

ORIGINAL



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04/21/2020 03:27 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

RECORDING COVER SHEET

When Recorded Return To:
Joseph D Bowen, Attorney at Law P.S.
401 S. 2nd Street
Mount Vernon, WA

TITLE: TRANSFER ON DEATH DEED

Grantor: KAREN R. PLASS

Grantees: DEBRA LEE NEWMAN (25%); KURT WILLIAM PLASS (25%); HEATHER
(NEWMAN) GEHAN (25%); BARBARA JONES-SCHROYER (25%)

Property Address: 2811 Comanche Drive, Mount Vernon, WA 98273

Abbreviated Description: LOT 62, THUNDERBIRD, ACCORDING TO THE PLAT
THEREOF

Parcel No.: P54531

XrefId: 3762-000-062-0007

TRANSFER ON DEATH DEED

PURSUANT TO THE UNIFORM REAL PROPERTY TRANSFER ON DEATH ACT (RCW 64.80.010 et. seq.) the Grantor, KAREN R. PLASS, an unmarried person, conveys in these certain portions to DEBRA LEE NEWMAN, (25%); KURT WILLIAM PLASS (25%); HEATHER (NEWMAN) GEHAN, (25%); and BARBARA JONES-SCHROYER (25%) all right, title, and interest to the following described real property:

LOT 62, THUNDERBIRD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 34 AND 35, RECORDS OF SKAGIT COUNTY, WASHINGTON

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

KNOW ALL BY THESE PRESENTS THAT SAID TRANSFER shall occur only upon the death of Grantor. Grantor may revoke this Deed at any time while living. Furthermore, during Grantor's life, this Deed does not:

- (1) Affect an interest or right of the transferor or any other owner, including the right to transfer or encumber the property;
- (2) Affect an interest or right of a transferee, even if the transferee has actual or constructive notice of the deed;
- (3) Affect an interest or right of a secured or unsecured creditor or future creditor of the transferor, even if the creditor has actual or constructive notice of the deed;
- (4) Affect the transferor's or designated beneficiary's eligibility for any form of public assistance;
- (5) Create a legal or equitable interest in favor of the designated beneficiary; or
- (6) Subject the property to claims or process of a creditor of the designated beneficiary.

WITNESS MY HAND THIS 16 day of April, 20 20.

GRANTOR:

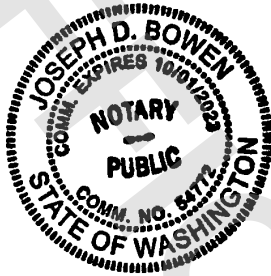
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
EXEMPT
APR 21 2020


KAREN R. PLASS

Amount Paid \$
Skagit Co. Treasurer
By HB Deputy

I certify that I know or have satisfactory proof that **KAREN R. PLASS** appeared on the date set forth above and executed this instrument for the uses and purposes expressed herein.

DATED this 16 day of April, 2020 ++



Joseph D. Bowen
NOTARY PUBLIC
State of WA

My Commission Expires 10/1/23