


Filed for Record at Request of:
The Law Office of Deborah Holbert, PLLC


202006010163
06/01/2020 02:08 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

When Recorded Return to:
Ms. Teresa C. Kobzan
444 S. State St. #305
Bellingham, WA 98225-6144

exempt
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 01 2020

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

GRANTOR:	TERESA C. KOBZAN, a married individual
GRANTEE:	PETER KOBZAN, as his sole and separate property
LEGAL DESCRIPTION:	LOT 46 OF SURVEY AF#9612230056; AKA LOTS 11 THROUGH 15, BLOCK 223, ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE NORTH 70 FEET OF LOTS 11 THROUGH 15.
PROPERTY TAX ID NUMBER:	3772-223-015-0000
PARCEL NUMBER:	P110582
COMMONLY KNOWN AS:	2619 B Ave., Anacortes, WA 98221

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR. The Grantor is TERESA C. KOBZAN, a married individual, whose mailing address is 444 S. State St. #305, Bellingham, WA 98225-6144.

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

Lot 46, of Survey recorded December 23, 1996, in Volume 19 of Surveys, pages 31 through 35, under Auditor's File No. 9612230056, records of Skagit County, Washington; being a portion of Block 223, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Property Tax Id Number: P110582
Parcel Number: 3772-223-015-0000

Subject to easements, restrictions, reservations, covenants, contracts, conditions and the like, of record, if any.

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiary if the primary beneficiary survives the Grantor: PETER KOBZAN, whose mailing address is 444 S. State St. #305, Bellingham, WA 98225-6144.

CONTINGENT BENEFICIARY. If the primary beneficiary does not survive the Grantor then BARBARA SUSAN SIGMEN, whose mailing address is 2517 29th St., Anacortes, WA 98221, is designated as the contingent beneficiary.

TRANSFER ON DEATH. The Grantor transfers all of the Grantor's interest in the described property, including without limitation any after acquired title of the Grantor, to the beneficiary/beneficiaries designated above. Before the Grantor's death, the Grantor has the right to revoke this Deed.

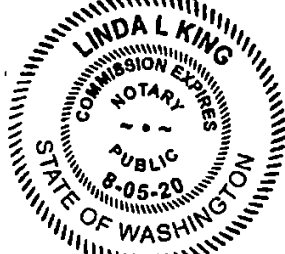
REAL ESTATE EXCISE TAX EXEMPTION. The recording of this Revocable Transfer on Death Deed is not a "sale" as defined in RCW 82.45.010(1) and is therefore not subject to real estate excise tax. The transfer that will occur under this Revocable Transfer on Death Deed at the time of the Grantors' death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(b) and WAC 458-61A-202.

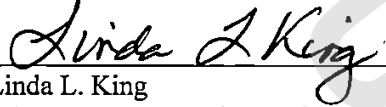
DATED this 26th day of May 2020.


TERESA C. KOBZAN
GRANTOR

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that TERESA C. KOBZAN 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 26th day of May 2020.




Linda L. King
NOTARY PUBLIC in and for the State of
Washington, residing at Anacortes.
My commission expires: 08-05-2020.

REVOCABLE TRANSFER ON DEATH DEED
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