

202006090124

06/09/2020 02:54 PM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

File for record and return to:

Stiles Law Inc., P.S.  
P. O. Box 228  
Sedro-Woolley, WA 98284

*exempt*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 09 2020

Amount Paid \$ ✓  
Skagit Co. Treasurer  
By *MA* Deputy

**REVOCABLE TRANSFER ON DEATH DEED**

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GRANTOR: Ronald E. Frahm and Margret M. Frahm, husband and wife

GRANTEE: 1) Survivor of Grantors  
2) Shawn Michael Frahm

ADDRESS: 920 Grandview Court, Burlington, WA 98233

PARCEL NUMBER: P117107

ABBREVIATED LEGAL: Lot 72, Tinas Coma

SUBJECT TO: Easements, restrictions and reservations of record

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**GRANTOR.** The Grantors are Ronald E. Frahm and Margret M. Frahm, whose mailing address is 920 Grandview Court, Burlington, WA 98233.

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

Lot 72, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

**PRIMARY BENEFICIARY.** The Grantors, Ronald E. Frahm and Margret M. Frahm, husband and wife, designate the survivor of Ronald E. Frahm and Margret M. Frahm (the Surviving Grantor) as the primary beneficiary.

**ALTERNATE BENEFICIARY.** Upon the death of the Surviving Grantor, the Grantors designate the following alternate beneficiary:

Shawn Michael Frahm

**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 beneficiaries set forth above. Before the Grantor's death, the Grantor retains the right to revoke this deed.

**REAL ESTATE EXCISE TAX EXEMPTION.** Recording 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 Grantor's death is exempt from the Washington Real Estate Excise Tax under RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

DATED this 4<sup>th</sup> day of June, 2020.

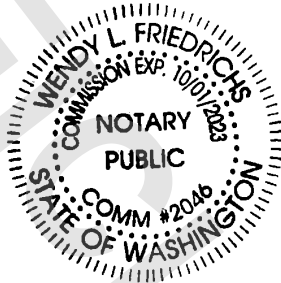
Ronald E. Frahm  
Ronald E. Frahm

Margret M. Frahm  
Margret M. Frahm

STATE OF WASHINGTON ) ss:  
COUNTY OF SKAGIT )

On this day personally appeared before me **Ronald E. Frahm** and **Margret M. Frahm**, who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes mentioned.

GIVEN UNDER my hand and official seal on this 4 day of June, 2020



Wendy Friedrichs  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro Woolley, WA  
Commission Expires: 10-1-23

UNRECORDED ORIGINAL DOCUMENT