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08/20/2020 11:46 AM Pages: 1 of 2 Fees: \$104.50 Skagit County Auditor

After Recording Return To:

Ms. Sharon Hughlitt 7779 Hideaway Lane Anacortes, WA 98221

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By

Date 8-20-20

## REVOCABLE TRANSFER ON DEATH DEED

Recorded at the request of Felicia Value, Attorney at Law. The drafter assumes no responsibility for the legal description and stated title owner(s) herein, obtained from public record.

GRANTOR:

Sharon L. Hughlitt, an unmarried person.

GRANTEE/BENEFICIARY:

Joshawa Frost, an unmarried person, and Keith Frost, an unmarried person, as joint tenants with rights of survivorship and not as tenants in common, as "transfer on death" beneficiaries.

ABBREV, LEGAL DESCR.:

(0.2800 ac) LOT 63, BLOCK 2, HOLIDAY

HIDEAWAY NO. 1 (full legal below)

ASSESSOR'S TAX/PARCEL NO.:

3926-002-063-0005 / P65793

**GRANTOR**, Sharon L. Hughlitt, an unmarried person (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 et. seq.), hereby revokes any prior Revocable Transfer on Death Deed concerning the subject real estate, and hereby conveys and quit claims to the

**GRANTEES/BENEFICIARIES**, Joshawa Frost, an unmarried person, and Keith Frost, an unmarried person, as joint tenants with right of survivorship, and not as tenants in common, and only 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 63, Block 2, "DIVISION 1, PLAT OF HOLIDAY HIDEAWAY" as per plat recorded in Volume 8 of Plats, page 36, records of Skagit County, Washington. SUBJECT TO covenants, conditions, restrictions and easements, if any affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 such time as the Grantor has died 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 5 day of July, 2020.

Sharon L. HUGHUTT

STATE OF WASHINGTON
) ss
COUNTY OF SKAGIT
)

I certify that I know or have satisfactory evidence that SHARON L. HUGHLITT 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.

DATED this 5<sup>th</sup> day of July, 2020.

art S Dillard
tary Public
reate of Washington
Commission Number 185589
My Commission Expires
July 1, 2024

Notary Public in and for the State of Washington

Residing at Whatcan Co

My commission expires: 67-01-2024

Robert S Diffard
Notary Public
State of Washington
Commission Number 185589
My Commission Expires
July 1, 2024