

Patrick M. Hayden Law Office
P.O. Box 454
Sedro Woolley, WA 98284

202012280161
12/28/2020 03:28 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Johnson, Elma E.

GRANTEES: Bounds, William E.;
Bounds, Stephen L;
Bounds Dahl, Susan

Exempt

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY <u>MDU</u>
DATE <u>12-28-20</u>

ADDRESS: 1032 Cypress Court, Burlington, WA. 98233

PARCEL NUMBER: P112592 (4705-000-031-0000)

ABBREVIATED LEGAL: DK 12: Lot 31, Second Amendment to the Cedars A Condominium, recorded under AF# 9907130111 (formerly First Amendment to Cedars a Condominium.

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR. The Grantor is Elma A. Johnson, a single woman, whose mailing address is 1032 Cypress 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:

Unit 31, "THE CEDARS, A CONDOMINIUM", according to the the Second Amended Declaration thereof recorded July 13, 1999, under Auditor's File No. 9907130111, records of Skagit County, Washington, and Second Amended Survey Map and Plans thereof recorded in Volume 17 of Plats, pages 81 through 85, inclusive, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

PRIMARY BENEFICIARY. The Grantor designated the following primary beneficiaries if the primary beneficiary survives the Grantor:

William E. Bounds, Stephen L. Bounds, and Susan Bounds Dahl, to each as their separate property in equal shares as tenants in common.

ALTERNATE BENEFICIARY. If any of the primary beneficiaries do not survive the Grantor, the Grantor designates the surviving beneficiaries as Alternate Beneficiaries for the predeceased person's share, in equal shares.

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. 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 Grantor's death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

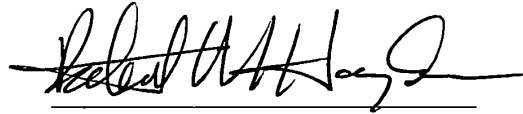
DATED this 28 day of December, 2020.


Elma E. Johnson, Grantor

STATE OF WASHINGTON)
 : ss.
COUNTY OF SKAGIT)

On this day personally appeared before me, Elma E. Johnson, who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal on December 28, 2020.



NOTARY PUBLIC in and for the
State of Washington, residing at

Sedro-Woolley WA

My commission expires: 4.27.21

