

202101210086

01/21/2021 11:40 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

JONES BUTLER DOLAN, PS
P.O. Box 2784
Mount Vernon, WA 98273

Exempt
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 21 2021

Amount Paid \$ /
Skagit Co. Treasurer
By *CS* Deputy

TRANSFER ON DEATH DEED

GRANTOR: Margaret A. Bauguess, a single woman.

GRANTEES: Tiffany M. Beeson, a married woman, as her separate property; and
Hana L. Bauguess, a single woman, as her separate property.

ADDRESS: 3500 Seneca Drive
Mount Vernon, WA 98273

PARCEL NUMBER: P108330, 4666-000-026-0000

ABBREVIATED LEGAL: Lot 26, Park Meadows

SUBJECT TO: Easements, restrictions and reservations of record.

REFERENCE: 201411100106

GRANTOR. The Grantor is Margaret A. Bauguess, a single woman, presently residing at 3500 Seneca Drive, Mount Vernon, Washington 98273.

BENEFICIARIES. The Grantor designates the following Beneficiaries, provided the Beneficiaries survive the Grantor:

Tiffany M. Beeson, of Hong Kong, China
Hana L. Bauguess, of Richmond, California

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 26, "PLAT OF PARK MEADOWS," as per plat recorded in Volume 16 of Plats, pages 82 through 84, inclusive records of Skagit County, Washington.

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

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, 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 surviving 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).

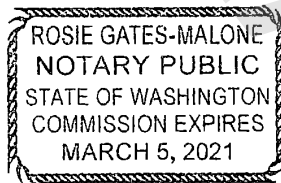
DATED: This 13th day of January, 2021.

Margaret A. Bauguess
MARGARET A. BAUGUESS

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Margaret A. Bauguess is the individual who appeared before me, and she acknowledged that she was authorized to execute this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: This 13th day of January, 2021.



Rosie Gates-Malone
ROSIE GATES-MALONE
Notary Public
In and for the State of Washington
My appointment expires: 03-05-2021