

Filed for Record at the Request of:

Therese S. Ogle
6723 Sycamore Ave. NW
Seattle WA 98117-4849



202101290133

01/29/2021 02:21 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

EXEMPT
JAN 29 2021

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

Document Title: Revocable Transfer on Death Deed
Grantor: Therese Sandra Ogle
Grantee: Primary Beneficiary: JOHN C. DRAPER
Alternate Beneficiary: THE WHATCOM COMMUNITY FOUNDATION
Abbreviated Legal Description: Lot 1, Block 913, SE Quarter, Section 23, Township 35, Range 01
Assessor's Tax/Parcel Number: P58611 / 3809-913-001-0000

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR. The Grantor is THERESE SANDRA OGLE, an unmarried person, whose mailing address is 6723 Sycamore Ave. NW, Seattle, WA 98117-4849.

LEGAL DESCRIPTION. The real property that is the subject of this Revocable Transfer on Death Deed is situated in the County of Skagit at 3401 West 7th Place, Anacortes, State of Washington 98221, and it is legally described as:

NORTHERN PACIFIC ADDITION TO ANACORTES, THE EAST 10 FEET OF LOT 1, BLOCK 913; EXCEPT THE NORTH 34 FEET OF SAID LOT; TOGETHER WITH THE NORTH 47 FEET OF VACATED WEST SEVENTH STREET LYING SOUTHERLY OF SAID EAST 10 FEET OF LOT 1 AND ADJACENT THEREOF; ALSO TOGETHER WITH THE WESTERLY 60 FEET OF VACATED ILLINOIS AVENUE LYING EASTERLY OF AND ADJACENT TO SAID LOT 1, BLOCK 913; EXCEPT THE NORTHERLY 34 FEET; AND TOGETHER WITH THE WESTERLY 60 FEET OF VACATED ILLINOIS AVENUE LYING EASTERLY OF AND ADJACENT TO THE NORTHERLY 47 FEET OF VACATED WEST SEVENTH STREET; EXCEPT THAT PORTION DEEDED TO THE CITY OF ANACORTES FOR ROADWAY PURPOSES UNDER AF#8105200009

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiary if the primary beneficiary survives the Grantor: JOHN C. DRAPER, whose current address is 6723 Sycamore Ave. NW, Seattle, Washington 98117-4849.

ALTERNATE BENEFICIARY. If the primary beneficiary does not survive the Grantor, the Grantor designates the following alternate beneficiary if the alternate beneficiary survives the Grantor: THE WHATCOM COMMUNITY FOUNDATION having a current principal business address of 1500 Cornwall, Suite 202, Bellingham, Washington 98225, or to its successor-in-interest, to be used for the Therese Ogle and John Draper Fund and to be administered in accordance with any terms and conditions which may have been established by me in writing with The Whatcom Community Foundation.

TRANSFER OF DEATH. The Grantor transfers all of the Grantor's interest in the described property, including without limitation any after-acquired title, to the beneficiary designated above, effective upon the Grantor's death. Before the Grantor's death, the Grantor has the right to revoke this deed.

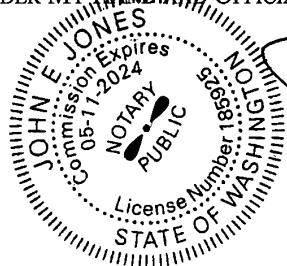
REAL ESTATE EXCISE TAX EXEMPTION. The recording of this Revocable Transfer on Death Deed is not a "sale" as defined in RCW 82.45.010(1) and is therefore not subject to real estate excise tax. The transfer that will occur under this Revocable Transfer on Death Deed at the time of the Grantor's death is exempt for the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

Therese S. Ogle 1-28-21
Therese S. Ogle Date

STATE OF WASHINGTON)
)
County of SKAGIT) ss.

On this day personally appeared before me THERESE S. OGLE, to me known to be the individual described in the foregoing document, and acknowledged that she signed said document as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 28 day of January, 2021.



John E. Jones
NOTARY PUBLIC in and for the State of Washington
Residing at Seattle WA

5/11/2024
My Commission Expires

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Northern Pacific Addition to Anacortes, recorded in Volume 2 of Plats, Pages 9 through 11:

Recording No: 1046

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as set forth in a document:

Purpose:	Utility and Vehicular traffic purposes
Recording Date:	March 18, 1982
Recording No.:	8203180044, records of Skagit County, Washington
Affects:	South 10 feet

3. A Covenant Not to Oppose Future Local Improvement District

Recording Date:	September 27, 1006
Recording No.:	200609270153

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

5. Assessments, if any, levied by the City of Anacortes.

6. City, county, or local improvement district assessment, if any.