## 202103300123

03/30/2021 02:09 PM Pages: 1 of 2 Fees: \$104.50 Skagit County Auditor

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

EXUMPT
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 3 0 2021

Amount Paid \$
Skagit Co. Treasurer

Deputy

## TRANSFER ON DEATH DEED

**GRANTOR:** 

Shelly O. Champion, a single woman.

**GRANTEES:** 

Ashley C. Watkins, a married woman, as her separate

property.

ADDRESS:

1214 Cherry Place

Mount Vernon, WA 98273

PARCEL NUMBER:

P106486, 4638-000-021-0000

ABBREVIATED

LEGAL:

MEADOW (THE) PHASE II, LOT 21

SUBJECT TO:

Easements, restrictions and reservations of record.

**REFERENCE:** 

200510280127

**GRANTOR.** The Grantor is Shelly O. Champion, a single woman, presently residing at 1214 Cherry Place, Mount Vernon, Washington 98273.

**BENEFICIARY.** The Beneficiary is Ashley C. Watkins, a married woman, as her separate property, provided she survives the Grantor.

Transfer on Death Deed - 1 of 2

**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 is legally described as follows:

Lot 21, THE MEADOW – PHASE II, according to the plat thereof, recorded in Volume 16 of Plats, pages 1 through 7, records of Skagit County, Washington.

Situated in Skagit County, 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 29th day of March, 2021.

Shelly O. Champion

STATE OF WASHINGTON )
) ss:
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Shelly O. Champion 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 29th day of March, 2021.

ROSIE GATES-MALONE NOTARY PUBLIC #164793 STATE OF WASHINGTON COMMISSION EXPIRES MARCH 5, 2025 ROSIE GATES-MALONE

**Notary Public** 

In and for the State of Washington My appointment expires: 03-05-2025

Transfer on Death Deed - 2 of 2