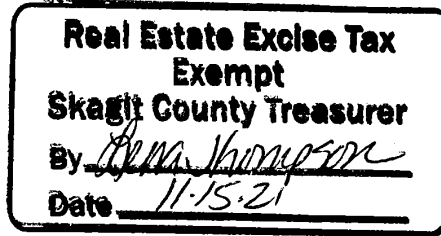




20211150037

11/15/2021 09:00 AM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

After recording return to:  
Stephen C. Schutt  
P.O. Box 1032  
Anacortes, WA 98221



REVOCABLE TRANSFER ON DEATH DEED

THE GRANTOR:

LAURA A. REE, a single woman

THE GRANTEES:

SEAN N. STEPHENS, a married man, as his separate property  
BRIAN J. STEPHENS, a single man

ADDRESS: 502 - 38<sup>th</sup> Street, Anacortes, WA 98221

PARCEL NUMBER: P56723

TAX ID #: 3775-023-020-0005

ABBREVIATED LEGAL:

BEALE'S MAPLE GROVE TO ANA LOTS 18 TO 20 & VAC W 20 FT  
OF "U" AVE ADJ TO LOT 20 BLK 23

SUBJECT TO:

REFERENCE:

**GRANTOR.** The Grantor is LAURA A. REE, whose mailing address is 502 - 38<sup>th</sup> Street, Anacortes, WA 98221

**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 legally described as follows:

LOTS 18, 19 AND 20, BLOCK 23, BEALE'S MAPLE GROVE ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF THE VACATED WEST 20 FEET OF "U" AVENUE WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

**PRIMARY BENEFICIARY.** The Grantor designates the following primary beneficiaries if the primary beneficiaries survive the Grantor:

SEAN N. STEPHENS, a married man, as his separate property  
BRIAN J. STEPHENS, a married man, as his separate property

**ALTERNATE BENEFICIARY.** If any of the primary beneficiaries do not survive the Grantor, the Grantor designates the surviving beneficiaries as Alternate Beneficiaries.

**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 Grantor's death, the Grantor retains the right to revoke this deed.

**REAL ESTATE 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 1 day of November, 2021.

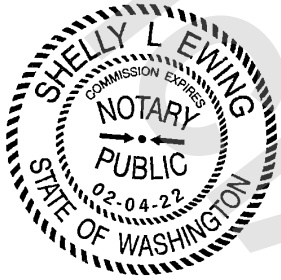


\_\_\_\_\_  
LAURA A. REE

STATE OF WASHINGTON )  
 )ss  
COUNTY OF )

On this day personally appeared before me Laura A. Ree, to me known to be the agent for person described in and who is authorized to execute 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 this 1<sup>st</sup> day of November, 2021.



Shelly L. Ewing  
Print Name: Shelly L. Ewing  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 02-04-22