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08/10/2022 02:30 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

RETURN INSTRUMENT TO:

Jo Ann Joseph
323 S 30th Place
Mount Vernon, Washington 98274

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By Kailee Ordman
Date 8/10/2022

TRANSFER-ON-DEATH DEED

(Authorized under RCW 64.80.020)

The Transferor, Jo Ann Davis Joseph, an unmarried woman, with an address of 323 S 30th Place, Mount Vernon, Washington 98274, hereby conveys upon the Transferor's death unto

Jeremy Robert Davis

323 S 30th Place
Mount Vernon, Washington 98274

Laura Alisa Yen

16649 178th Ave. N E
Woodenville, Washington 98072

(the "Beneficiaries"), all of Transferor's right, title, interest, and claim in or to the real property situated in Skagit County, Washington, described as follows (the "Property"):

Lot 56, "Eastgate Addition Platt No. 6", as per platt recorded in Volume 14 of Platts, pages 82 and 83, records of Skagit County, State of Washington.

Parcel Number: 4514-000-056-0004/P 83666

Property Address: 323 s 30th Place, Mount Vernon, Washington 98274

Pursuant to the Washington Uniform Real Property Transfer on Death Act, upon the Transferor's death, the Property will pass to the Beneficiaries equal and undivided shares with no right of survivorship unless the share of a Beneficiary lapses or fails for any reason, in which case that Beneficiary's lapsed or failed share shall be transferred to the other Beneficiary.

This Transfer-on-Death Deed creates a "transfer on death deed" pursuant to the Washington Uniform Real Property Transfer on Death Act to transfer the owner's interest in real property to one or more beneficiaries effective upon the death of the owner. Any Beneficiary to whom the Property may be transferred under this Transfer-on-Death Deed is intended to qualify

as a "designated beneficiary" for purposes of the Washington Uniform Real Property Transfer on Death Act. Transferor owes no contractual obligation to the Beneficiary that would be satisfied by this Transfer-on-Death Deed and may revoke this Transfer-on-Death Deed pursuant to the Washington Uniform Real Property Transfer on Death Act.

The recording of this 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 Transfer-on-Death Deed at the time of the death of the Transferor is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202.

Signed by the Transferor, Jo Ann Davis Joseph, on August 10, 2022.

Jo Ann Davis Joseph
Jo Ann Davis Joseph

STATE OF WASHINGTON
CITY/COUNTY OF Mount Vernon / Skagit

I certify that I know or have satisfactory evidence that Jo Ann Davis Joseph is the person who appeared before me, and said person acknowledged that she signed the Transfer-on-Death Deed and acknowledged it to be her free and voluntary act for the purposes mentioned in the Transfer-on-Death Deed.

Dated: August 10, 2022

[SEAL]



[Signature]
NOTARY PUBLIC
My appointment expires: 11/19/2022

PREPARED BY:
Jo Ann Joseph
323 S 30th Place
Mount Vernon, Washington 98274