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08/11/2022 02:53 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

When recorded, return to:
Lester Meade Sprouse
Kevin Christopher Sprouse
PO Box 708
Mount Vernon, WA 98273

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By *John Thompson*
Date *8-11-22*

TRANSFER ON DEATH DEED

THE GRANTOR: Geraldine Sprouse, a widowed person.

THE GRANTEE: Lester Meade Sprouse, a married individual, as his sole and separate property, AND
Kevin Christopher Sprouse, a single individual, as his sole and separate property

ADDRESS: 815 South 11th Street
Mount Vernon, WA 98274

PARCEL NUMBER: P53537

ABBREVIATED LEGAL: LOT 10 AND THE SOUTH 1/2 OF LOT 11, BLOCK 4, MILLETT'S TO MT VERNON, RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: Easements, restrictions, and reservations of record.

GRANTOR. The Grantor is Geraldine Sprouse, whose mailing address is 301 S Laventure Rd Apt 108, Mount Vernon WA 98274.

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 10 AND THE SOUTH 1/2 OF LOT 11, BLOCK 4, MILLETT'S TO MT VERNON, RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Subject to easements, restrictions, reservations, covenants, contracts, conditions and the like, of record, if any.

PRIMARY BENEFICIARIES. The Grantor designates her sons, Lester Meade Sprouse and Kevin Christopher Sprouse, as the beneficiaries, whose mailing address is: PO Box 708, Mount Vernon WA 98273, if the beneficiaries survive the Grantor, in accordance with her Last Will & Testament.

TRANSFER ON DEATH. Upon the death of the Deceased Grantor, the Deceased Grantor transfers all of his or her 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, the 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 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).

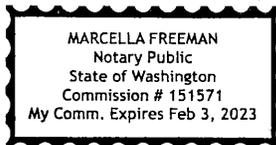
Dated this 11 day of August, 2022.

Lester Meade Sprouse
Lester Meade Sprouse, Power of Attorney for Geraldine Sprouse

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Lester Meade Sprouse, Power of Attorney for Geraldine Sprouse, to me known to be the person described in and who is authorized to execute the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11th day of August, 2022.



Marcella Freeman
Name: Marcella Freeman (Albert)
Notary Public in and for the State of Washington.
Residing at Burlington, WA
My appointment expires 2/3/23