



202210060053

10/06/2022 12:56 PM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

After recording, please return to:  
Susan Tucker & Leighton Riber  
31816 58th Ave. N.W.  
Stanwood, WA. 98292

*Exempt*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 06 2022

Amount Paid \$ -  
Skagit Co. Treasurer  
By *MB* Deputy

**REVOCABLE TRANSFER ON DEATH DEED**

Under Chapter 64.80 RCW

Washington Uniform Real Property Transfer on Death Act

**NOTICE TO TRANSFEROR:**

- You may want to consult a lawyer before using this form.
- You should carefully read all information the end of this form.
- **This form must be recorded before your death, or it will not be effective.**

**IDENTIFYING INFORMATION:**

Transferor (grantor), being of competent mind and having the legal capacity to make this deed:  
Susan Tucker and Leighton Riber  
31816 58th Ave. N.W.  
Stanwood, WA. 98292

Legal description of the property, situated in Skagit County, Washington:

See Exhibit A *Lot 34 Bel-Air Manor 2nd Add to  
Mount Vernon*

Assessor's property tax parcel or account number: 52359  
Property address: 1111 N. Bel Air Dr., Mount Vernon, WA. 98273  
Source of title:  
Skagit County Recorder

**PRIMARY GRANTEE BENEFICIARY:**

I designate the following grantee beneficiary if the beneficiary survives me.

Leighton Riber, Jr., 5046 Robinwood Lane, Bow, WA. 98232

And

Annette Manus, 7104 78th, Dr. S.E., Marysville, WA. 98270

As joint tenants

**CONTINGENT GRANTEE BENEFICIARY: (Optional)**

If my primary grantee beneficiary does not survive me, I designate the following contingent beneficiary if that beneficiary survives me.

Chyenne Riber, 334 Hampton Court, Camano Isl. Wa. 98282 as contingent beneficiary for Leighton Riber, Jr. Gracie Manus, as contingent beneficiary for Annette Manus.

**TRANSFER ON DEATH:**

- At my death, I transfer my interest in the described property to the grantee beneficiaries as designated above.
- Before my death, I have the right to revoke this deed.
- This deed revokes all prior beneficiary designations by this owner for this interest in real estate.

**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 owner'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).

**SIGNATURE OF TRANSFEROR MAKING THIS DEED:**

*Susan Tucker*  
 Transferor Susan Tucker  
9-6-22  
 Date

*Leighton Riber*  
 Transferor Leighton Riber  
9-6-22  
 Date

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

**ACKNOWLEDGMENT:**

STATE OF Washington  
 COUNTY OF Snodgrass ) ss:

I certify that I know or have satisfactory evidence that Leighton Riber and Susan Tucker  
 is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: Sept 6<sup>th</sup> 2022

*Amy M Franklin*  
 Signed  
 Notary Public in and for the State of Washington,  
 residing at: Manlyville  
 My appointment expires: Sept 18 2022

This instrument was prepared by:  
 SUSAN TUCKER  
 21816 58<sup>th</sup> AVE. N.W.  
 STANWOOD, WA. 98292

