

After Recording Return To:

Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 01/18/2023

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: CYNTHIA HARRISON, an unmarried person

GRANTEE/BENEFICIARY: XICA PETERSON, a married woman as her separate estate,
as "transfer on death" beneficiary

Abbreviated Legal: PTN S ½ N ½ NW ¼ SEC 34 TWP 33 N R 4 E W.M.

Additional Legal on: Pages 1 and 2

Assessor's Tax Parcel Nos.: 330434-2-002-0027; P17781

THE GRANTOR, CYNTHIA HARRISON, a single woman (who shall retain fee simple ownership during her lifetime, with the retained power to revoke this Revocable Transfer on Death Deed prior to her death), for and in consideration of love and affection and for no monetary consideration, and pursuant to the Washington Uniform Real Property Transfer on Death Act (RCW 64.80, *et. seq.*), conveys and quitclaims to the GRANTEE, XICA PETERSON, a married woman as her separate estate, to take effect only upon Grantor's death, all of Grantor's right, title, and interest in and to the following described real estate situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein:

The South half of the North half of the Northwest quarter of Section 34, Township 33 North, Range 4 East of the Willamette Meridian;

Transfer on Death Deed

Except the South 30 feet and the West 20 feet as conveyed to Skagit County for Road purposes by deeds recorded under recording number 85636 and recording number 11749, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Easements, restrictions, and reservations of record

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 such time as both Grantors have died is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(6)(b).

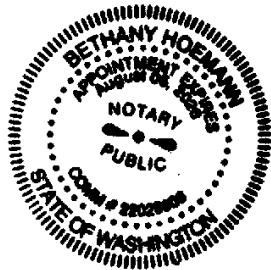
DATED: January 17, 2023.



CYNTHIA HARRISON, Grantor

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **CYNTHIA HARRISON** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 17th day of January, 2023.





Printed Name **BETHANY HOEMANN**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires August 5, 2026

Transfer on Death Deed