

202301200054

01/20/2023 02:28 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

File for record and return to:

Diana Lynn Ewins

Name

432 Tahoma St.

Address

Address 2

Mount Vernon, Wa 98273

City/State/Zip

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Bern Thompson
Date 1-20-23

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR(S):

Diana Lynn Ewins

GRANTEE(S)/BENEFICIARY(IES):

Amos Joe Beste & Iris Lily Beste

ADDRESS OF PROPERTY:

432 Tahoma St.

Mount Vernon, Wa. 98273

PARCEL NO(S):

P.127242/4948-000-140-0000

ABBREVIATED LEGAL:

LOT 140, PLAT OF SKAGIT HIGHLANDS

DIVISION V (PHASE 2)

SUBJECT TO:

Easements, restrictions, and reservations of record

SINGULAR AND PLURAL Wherever appropriate in this Revocable Transfer on Death Deed a singular term shall be construed to mean the plural where necessary, and a plural term the singular. For example, if at any time two or more parties shall constitute Grantor, Grantee, or Beneficiary then the relevant term shall refer to all parties together so designated. The masculine gender shall include the feminine and neuter genders, and vice versa.

GRANTOR. The Grantor's name is designated above, with the mailing address of 432 Tahoma St., Mount Vernon, Wa 98273

PRIMARY BENEFICIARIES. The Grantor designates the above named Beneficiary with the mailing address of 432 Tahoma St., Mount Vernon, Wa. 98273 as the Beneficiary, in equal shares if multiple Beneficiaries.

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 it is legally described as follows: real estate, situated in the County of Skagit, State

of Washington; LOT 140, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2), according to the plat thereof recorded on January 17, 2008 under Auditor's File No. 200801170047, records of Skagit County, WASHINGTON,

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 Beneficiary set forth above upon the death of the last surviving Grantor. **Before the Grantor's death, the Grantor's retain 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) by reason of RCW 82.45.010(3)(b) 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 this Grantor's death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.020 and WAC 458-61A-202(6)(d).

Date this 20 day of January, 2023.

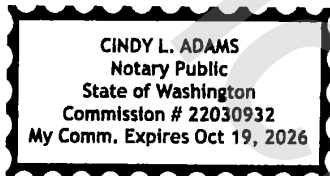
Rebecca Lewis
GRANTOR(S):


[Signature]
GRANTOR(S):

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss.
)

I certify that I know or have satisfactory evidence the Grantor is the person who appeared before me and acknowledged that they signed the foregoing instrument and acknowledged it to be their free and voluntary act for the uses and purposes described in this instrument.

SUBSCRIBED to before me this 20th day of January, 2023.




[Notary Public] Cindy L. Adams