



202302140011

02/14/2023 11:30 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

File for record and return to:

Gary L. Carter
Name
14771 Channel Dr.
Address
La Conner, WA 98257
Address 2
City/State/Zip

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Brenda Thompson
Date 2-14-23

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR(S): Gary L. Carter
GRANTEE(S)/BENEFICIARY(IES): Brenda K. Lease
ADDRESS OF PROPERTY: 14771 Channel Dr.
La Conner, WA 98257
PARCEL NO(S): P77782
ABBREVIATED LEGAL: Skagit Beach No. #5 lot 14
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 14771 Channel Dr., La Conner, WA 98257

PRIMARY BENEFICIARIES. The Grantor designates the above named Beneficiary with the mailing address of 18710 Lesourd Lane, 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:

DESCRIPTION OF PROPERTY
SEE EXHIBIT A, PAGE 4-4.

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 14 day of February, 2023.

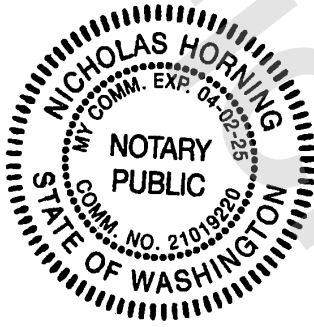
Gary A. Carter
GRANTOR(S):

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 14 day of February, 2023.



Nicholas Horning

[Notary Public]

EXHIBIT A

(0.2300 ac) LOT 14, PLAT OF SKAGIT BEACH NO. 5, ACCORDING TO THE MAP THEREOF RECORDED UNDER VOLUME 10 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF TRACT E, AS ORIGINALLY CREATED ON THE PLAT OF SKAGIT BEACH NO. 1 ACCORDING TO THE MAP THEREOF RECORDED UNDER VOLUME 8 OF PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AS RECONFIGURED BY SAID PLAT OF SKAGIT BEACH NO. 5, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 14 OF SAID PLAT OF SKAGIT BEACH NO. 5; THENCE ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 14, NORTH 79-30-00 EAST 3.34 FEET; THENCE SOUTH 12-19-11 EAST 75.04 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 14; THENCE ALONG SAID LINE EXTENSION SOUTH 79-30-00 WEST 5.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE ALONG THE EAST LINE OF SAID LOT 14 NORTH 10-30-00 WEST 75.00 FEET TO THE POINT OF BEGINNING