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04/14/2023 11:14 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

File for record and return to:

Faye L. Nichols

Name

PO Box 272

Address

235 N. Skagit St.

Address 2

Burlington, Wa. 98233

City/State/Zip

Real Estate Excise Tax

Exempt

Skagit County Treasurer

By Lena Thompson

Date 4.14.23

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR(S): Faye L. Nichols

GRANTEE(S)/BENEFICIARY(IES): Derek L. Nichols

ADDRESS OF PROPERTY: 235 North Skagit Street

Burlington, Washington

PARCEL NO(S): P71505

ABBREVIATED LEGAL: Lots 1, 2, 3 and 4, Block 32, "Amended plat

of Burlington, Skagit County, Wash."

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 Faye L. Nichols.

PRIMARY BENEFICIARIES. The Grantor designates the above named Beneficiary with the mailing address of Derek L. Nichols and [redacted] 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
Lots 1, 2, 3 and 4, Block 32, "Amended plat of Burlington, Skagit County, Wash.", as per plat recorded in volume 3 of plats, page 17, records of Skagit County, Washington, except the West 5 feet of said Lot 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).

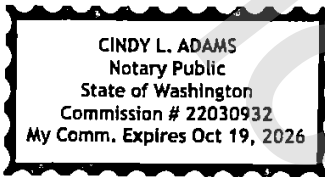
Date this 30th day of March, 2023.

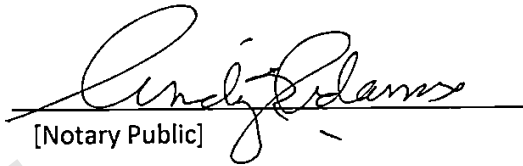
Faye L. Nichols
GRANTOR

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 30th day of March, 2023.




[Notary Public]