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04/19/2023 12:06 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

After Recording Return To:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By Dena Thompson
Date 4.19.23

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: EINAR E. SORTUN, a single man

GRANTEE/BENEFICIARY: REBECCA J. IVIE, a single woman, as "transfer on death" beneficiary

Abbreviated Legals: West ½ of Lot 4 and all of Lots 5, 6, 7, and 7, Map of the City of Anacortes

Additional Legal on: Exhibit "A"

Assessor's Tax Parcel No.: 3772-238-005-0001 / P56366

THE GRANTOR, EINAR E. SORTUN, a single man (who shall retain fee simple ownership during his lifetime, with the retained power to revoke this Revocable Transfer on Death Deed prior to his 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/BENEFICIARY, REBECCA J. IVIE, a single woman, 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:

See Exhibit "A" attached hereto and incorporated herein by this reference.

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 Grantor has 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)(d).

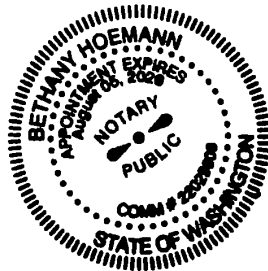
DATED: April 18, 2023.


EINAR E. SORTUN

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **EINAR E. SORTUN** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 18th day of April, 2023.





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

EXHIBIT "A"
Legal Description

The West half of Lot 4, and all of Lots 5, 6, and 7, Block 238, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Exhibit A