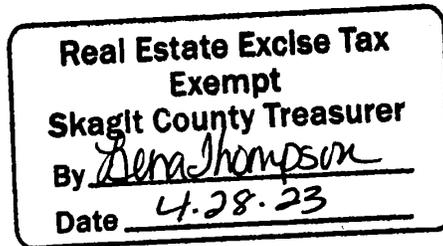




202304280044

04/28/2023 11:45 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

After recording return to:
Stephen C. Schutt
P.O. Box 1032
Anacortes, WA 98221



REVOCABLE TRANSFER ON DEATH DEED

THE GRANTOR(S): ROBERT THOMAS and SHARON THOMAS, husband and wife

THE GRANTEE(S): BRENDA G. THOMAS-LUST, a single woman

ADDRESS: 13454 THOMAS LANE, ANACORTES, WASHINGTON

PARCEL NUMBER: P20161

TAX ID #: 340208-2-008-0008

ABBREVIATED LEGAL: PTN NW1/4 NW1/4 SEC 8 TWN 34 N RG 2 E W.M.

SUBJECT TO:

REFERENCE:

GRANTOR(S). The Grantor(s) are ROBERT THOMAS and SHARON THOMAS, husband and wife, whose mailing address is 13454 Thomas Lane, Anacortes, WA 98221

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 legally described as follows:

ATTACHED AS "A"

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiaries if the primary beneficiaries survive the Grantor:

BRENDA G. THOMAS-LUST, a single woman

ALTERNATE BENEFICIARY. If any of the primary beneficiaries do not survive the Grantor, the Grantor designates the surviving beneficiaries as Alternate Beneficiaries.

NONE

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 beneficiaries set forth above. Before Grantor's death, the Grantor retains the right to revoke this deed.

REAL ESTATE 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 the time of the Grantor's death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

Dated this 24th day of April, 2023.



ROBERT THOMAS

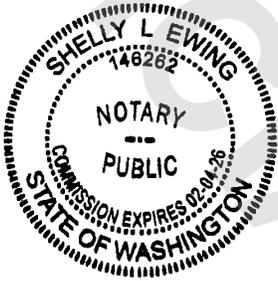


SHARON THOMAS

STATE OF WASHINGTON)
)ss
COUNTY OF)

On this day personally appeared before me **Robert Thomas and Sharon Thomas**, to me known to be the parties described in and who are authorized to execute the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24th day of April, 2023.



Shelly L. Ewing
Print Name: Shelly L. Ewing
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 02-04-26

ATTACHMENT "A"

Assessor's Property Tax Parcel/Account: P20161/340208-2-008-0008

SOUTH 396 FEET OF EAST 330 FEET OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., ALSO TOGETHER WITH THAT PORTION THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION, 223.128 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF THE BELOW DESCRIBED TRACT (AKA PARCEL B) TO A POINT WHICH LIES NORTH 88 DEGREES 48' WEST OF A POINT WHICH LIES ON THE EAST LINE OF THE BELOW DESCRIBED TRACT (AKA PARCEL B), AND IS 187.38 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTHEASTERLY TO INTERSECT THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT BEING THE TERMINUS OF SAID LINE. (PARCEL B) BEGINNING AT THE NORTHWEST CORNER OF THE EAST 330 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION FOR 225 FEET; THENCE SOUTH 88 DEGREES 48' EAST FOR 125 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 125 FEET OF THE EAST 300 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION FOR 225 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE WEST ALONG THE NORTH LINE THEREOF FOR 125 FEET TO THE TRUE POINT OF BEGINNING.

Situate in Skagit County, Washington.