



**202306120060**

06/12/2023 11:38 AM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

File for record and return to:  
Stiles & Lehr Inc., P.S.  
P. O. Box 228  
Sedro-Woolley, WA 98284

**Real Estate Excise Tax  
Exempt  
Skagit County Treasurer**

By *Shera Thompson*

Date *6-12-23*

**REVOCABLE TRANSFER ON DEATH DEED**

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GRANTOR: Karen E. Hulbert

GRANTEES: Janette E. Workman & Jacqueline I. Cress

ADDRESS: 20934 Travis Lane, Burlington, WA 98233

PARCEL NUMBER: P100528 / 4558-000-004-0003

ABBREVIATED LEGAL: LOT 4, PLAT OF STERLING VIEW DIVISION NO. 1

SUBJECT TO: Easements, restrictions and reservations of record

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**GRANTOR.** The Grantor is Karen E. Hulbert, whose mailing address is 20934 Travis Lane, Burlington, WA 98233.

**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:

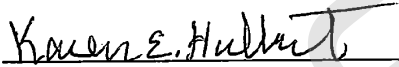
Lot 4, "PLAT OF STERLING VIEW DIV. NO. I," as per plat recorded in Volume 14 of Plats, pages 182 and 183, records of Skagit County, Washington, EXCEPT those portions thereof described as follows: 1) Beginning at the Southeast corner of said Lot 4; thence North 88°10'51" West, along the South line of said Lot 4, a distance of 70.98 feet; thence North 01°49'09" East a distance of 6.20 feet; thence South 88°10'51" East a distance of 70.98 feet to the East line of said Lot 4; thence South 01°49'09" West a distance of 6.20 feet to the point of beginning. 2.) Beginning at the Southeast corner of said Lot 4; thence North 88°10'51" West, along the South line of said Lot 4, a distance of 70.98 feet to the Southwest corner of that parcel conveyed to Jordan P. Morgan and Wilma V. Morgan, husband and wife by deed recorded February 6, 1992, under Auditor's File No. 9202060015, records of Skagit County, Washington, and the true point of beginning; thence North 01°49'09" East a distance of 6.20 feet to the Northwest corner of said Morgan parcel; thence North 88°10'51" West a distance of 5 feet; thence South to a point on the South line of said Lot 4, 5 feet West of the point of beginning; thence East along said South line to the true point of beginning. Situate in the County of Skagit, State of Washington.

**PRIMARY BENEFICIARY.** The Grantor, Karen E. Hulbert, designates Janette E. Workman & Jacqueline I. Cress as the primary beneficiaries in equal shares.

**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 the Grantor's death, the Grantor retains 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) 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 7 day of June, 2023.

  
Karen E. Hulbert

STATE OF WASHINGTON       )  
COUNTY OF SKAGIT       ) ss:

On this day personally appeared before me Karen E. Hulbert, who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal on this 7 day of June, 2023.



Julie Ann Huerta  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro Woolley  
Commission Expires: 10-31-26