

**After Recording Return To:**

Skagit Law Group, PLLC  
P.O. Box 336  
Mount Vernon, WA 98273

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Lena Thompson  
DATE 07/13/2023

**REVOCABLE TRANSFER ON DEATH DEED**

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GRANTORS: **MICHAEL L. CHERRY** and **KATHRYN M. CHERRY**, husband and wife

GRANTEES/BENEFICIARIES: **MATTHEW V. STEWART**,  
a single man, as to an undivided one-third interest;  
**JOSEPH J. STEWART**,  
a married man, as his separate estate, as to an undivided  
one-third interest; and  
**BRIAN L. CHERRY**,  
a single man, as to an undivided one-third interest

Abbreviated Legal: Tract F, Montborne Heights  
Additional Legal: Exhibit "A"

Assessor's Tax Parcel No: 4135-026-018-0203 / P103867

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THE GRANTORS, **MICHAEL L. CHERRY** and **KATHRYN M. CHERRY**, husband and wife (**who shall retain fee simple ownership during their lifetime, including the retained power to revoke this Revocable Transfer on Death Deed prior to either of their deaths**), 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.*), convey and quitclaim to the GRANTEES/BENEFICIARIES, **MATTHEW V. STEWART**, a single man, as to an undivided one-third interest; **JOSEPH J. STEWART**, a

**Transfer on Death Deed**

married man, as his separate estate, as to an undivided one-third interest; and **BRIAN L. CHERRY**, a single man, as to an undivided one-third interest, **to take effect only upon both Grantors' deaths**, all of Grantors' 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 Grantors therein:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

**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: July 12, 2023

  
MICHAEL L. CHERRY

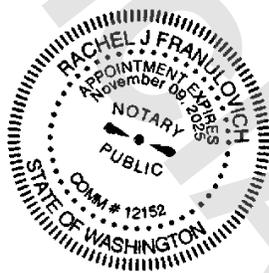
  
KATHRYN M. CHERRY

**Transfer on Death Deed**

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **MICHAEL L. CHERRY** 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 12<sup>th</sup> day of July, 2023.



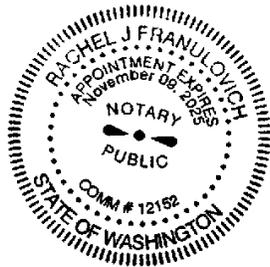
*[Handwritten Signature]*

Printed Name Rachel Franulovich  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 11-09-2025

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **KATHRYN M. CHERRY** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 12<sup>th</sup> day of July, 2023.



*[Handwritten Signature]*

Printed Name Rachel Franulovich  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 11-09-2025

Transfer on Death Deed

Exhibit "A"  
Legal Description

Tract F of that certain Record of Survey entitled "MONTBORNE HEIGHTS (Revised), recorded August 18, 1993, in Book 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056, and being a portion of Lots 1 through 17, inclusive, Block 23; all of Block 24; Lots 1 through 11, inclusive, Block 25; Lots 1 through 18, inclusive, Block 26 and all of Block 27, all in "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, TOGETHER WITH those portions of vacated Street and Alley adjacent to said Lots and Blocks which have reverted to said premises by operation of law.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Exhibit "A"