



202307240042

07/24/2023 01:32 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

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

<b>Real Estate Excise Tax Exempt Skagit County Treasurer</b> By <u>Bena Thompson</u> Date <u>7.24.23</u>
--

---

REVOCABLE TRANSFER ON DEATH DEED

THE GRANTOR(S): MARGARET A. ETLICHER, a single woman

THE GRANTEE(S): STEVEN DURFEE and KELSEY GRAVES-DURFEE, husband and wife

ADDRESS: 4005 "A" AVENUE, ANACORTES, WASHINGTON

PARCEL NUMBER: P32249

TAX ID #: 350125-3-008-0039

ABBREVIATED LEGAL: PTN SW1/4 NW1/4 SW1/4 AKA TR 3 S/P 89-003  
REC AF#9003070023

SUBJECT TO:

REFERENCE:

---

**GRANTOR(S).** The Grantor(s) is MARGARET A. ETLICHER, a single woman, whose mailing address is 4005 "A" Avenue, 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:

TRACT 3 OF ANACORTES SHORT PLAT NO. AN-89-003 AS APPROVED FEBRUARY 22, 1990, AND RECORDED IN VOLUME 9 OF SHORT PLATS, PAGE 210, UNDER AUDITOR'S FILE NO. 9003070023, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN; SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

STEVEN DURFEE and KELSEY GRAVES-DURFEE, husband and wife, with right of survivorship between them.

**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).

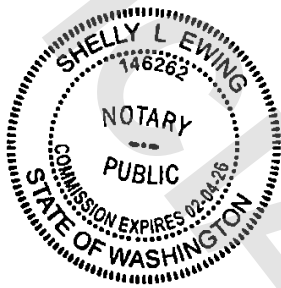
Dated this 18 day of July, 2023.

Margaret A. Etlicher  
MARGARET A. ETLICHER

STATE OF WASHINGTON )  
 )ss  
COUNTY OF )

On this day personally appeared before me **Margaret A. Etlicher**, to me known to be the party described in and who is authorized to execute the within and foregoing instrument, and acknowledged that she 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 18<sup>th</sup> day of July, 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