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Skagit County Auditor

FILED FOR RECORD AT REQUEST OF
AND AFTER RECORDING RETURN TO:

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P. O. Box 889
Oak Harbor, WA 98277

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

EXEMP
AUG 10 2023

Amount Paid \$ —
Skagit Co. Treasurer
By *LA* Deputy

**REVOCABLE TRANSFER ON DEATH DEED
PURSUANT TO RCW 64.80**

Grantor: ROGERS, IDA JEAN, a single woman, as her separate property and estate
Grantees: ZOTT, MARSHA JEAN, a single woman, as her separate property and estate
THE LORI ANN ROGERS IRREVOCABLE SUPPLEMENTARY CARE TRUST
under the Last Will and Testament of Ida Jean Rogers under date of July 31, 2013
ROGERS, SCOTT LAWRENCE, a single man, as his separate property and estate,
BALSER, CARRIE, a single woman, as her separate property and estate
Legal Description (abbreviated): RIDGE CONDOMINIUM PHASES 1 AND 2, UNIT 7,
BUILDING 4, OF PHASE 2 UNIT 7, BUILDING 4, OF PHASE 2
Full legal on page: 1
Assessor's Tax Parcel ID # 4678-000-007-0000; P109084

GRANTOR: The Grantor is IDA JEAN ROGERS, a single woman, as her separate property
and estate, whose mailing address is 3815 Ridgetop Drive, Anacortes, WA 98221.

LEGAL DESCRIPTION. The real property that is the subject of this Revocable Transfer on
Death Deed is situate in the County of Skagit, State of Washington, and it is legally described
as follows:

Unit 7, Building 4, The Ridge Condominium Phase II, a condominium,
according to the Declaration thereof recorded under Auditor's File No.
9607170029 and Survey Map and Plans thereof recorded in Volume 16 of
Plats, pages 111 to 114, records of Skagit County, Washington.

SUBJECT TO all easements, encumbrances, restrictions and reservations of
record.

Tax Parcel Account No. 4678-000-007-0000; P109084.

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

MARSHA JEAN ZOTT, a single woman, as her separate property and estate, as to a 33% undivided interest, THE LORI ANN ROGERS IRREVOCABLE SUPPLEMENTARY CARE TRUST under the Last Will and Testament of Ida Jean Rogers under date of July 31, 2013, as to a 33% undivided interest, and SCOTT LAWRENCE ROGERS, a single man, as his separate property and estate, as to a 33% interest, and CARRIE BALSER, a single woman, as her separate property and estate, as to a 1% undivided interest.

TRANSFER ON DEATH. The Grantor transfers, conveys and quitclaims all of the Grantor's interest in the described property, including without limitation any after acquired title of the Grantor, to the beneficiaries as designated above. Before the Grantor's death, the Grantor has 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(6)(d).

DATED this 4 day of August, 2023.



IDA JEAN ROGERS, Grantor

STATE OF WASHINGTON)
) ss.
COUNTY OF ISLAND)

On this day personally appeared before me IDA JEAN ROGERS to me known to be the individual described in and 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 this 4th day of August, 2023.

Jacob Cohen

NOTARY PUBLIC in and for the state of
Washington, residing at OAK HARBOR
My commission expires: 10/15/2025

