

When Recorded Return to:

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11/30/2023 12:24 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By Sena Thompson
Date 11.30.23

REVOCABLE TRANSFER ON DEATH DEED
(NOT TO BE EFFECTIVE UNTIL THE PASSING OF THE GRANTOR)

GRANTOR: BENNY EUGENE JONES
GRANTEE: TEGAN C. JONES
ABBR. LEGAL: LOT 59, CASCADE RIVER PARK NO. 2
PARCEL NO: 3872-000-059-0009, P63859


1. **GRANTOR:** The Grantor is **BENNY EUGENE JONES**.
2. **GRANTEE:** The Grantee is **TEGAN C. JONES**.
3. **LEGAL DESCRIPTION:** The property that is subject to this Revocable Transfer on Death Deed is situated in the county of Skagit, State of Washington, and is legally described as follows:

LOT 59, "CASCADE RIVER PARK NO. 2," AS PER PLAT RECORDED IN
VOLUME 9 OF PLATS, PAGES 20 AND 21, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

4. **PRIMARY BENEFICIARY:** The Beneficiary is **TEGAN C. JONES**.
5. **ALTERNATE BENEFICIARY:** If **TEGAN C. JONES** predeceases the Grantor, then **BAILEY E. VERSCHOYLE** shall inherit the Grantor's entire interest in the property.
6. **TRANSFER ON DEATH:** The Grantor transfers all of the Grantor's interest in the property described above, including without limitation any after acquired title of the Grantor, to the Beneficiary set forth above, including all of the contents of any buildings located on property and any personal property located on the property at the time of the Grantor's death.
7. **REVOCABLE:** Before the Grantor's death, the Grantor retains the right to revoke this deed.
8. **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 pursuant to this revocable Transfer on Death Deed at the time of the Grantor's death is exempt from the Washington Real Estate Excise Tax pursuant to RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

DATED this 30th day of November, 2023.


BENNY EUGENE JONES

STATE OF WASHINGTON)
)
) SS)
COUNTY OF WHATCOM)

1. The Revocable Transfer on Death Deed to which this affidavit is attached was executed by **BENNY EUGENE JONES** on November 30th, 2023, in Bellingham, Washington.

3. The Grantor appeared to be of sound mind and acted freely and without any duress or undue influence. The witnesses were all competent.

Cynthia K. Ryan
Cynthia K. Ryan

Kayla B. Blue
Kayla B. Blue

Annalise C. Csicsery
Notary Public in and for the State of WA
My commission expires: February 3, 2025.