

UNOFFICIAL DOCUMENT

202312140025
12/14/2023 12:01 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

File for record and return to:

Lowell Law Office
PO Box 1346
Burlington, WA 98233

**Real Estate Excise Tax
Exempt
Skagit County Treasurer**
By Jenna Thompson
Date 12.14.23

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: WENDE K. DOLSTAD

GRANTEE(s): PATRICK J. DONNELLY, MACKENZIE S. SMITH and HILARY A. SMITH

ADDRESS: 7650 Delvan Hill Road, Sedro-Woolley, WA 98284

PARCEL NUMBER: P36155

ABBREVIATED LEGAL: S ½ SE ¼ NW ¼ , Section 10, Township 35 North, Range 4 East W.M.

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantor is WENDE K. DOLSTAD whose mailing address is 7650 Delvan Hill Road, Sedro-Woolley, WA 98284

Transfer on Death Deed- page 1

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

P36155

The South Half of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 10, Township 35 North, Range 4 East of the Willamette Meridian.

EXCEPT the West 16-feet thereof reserved for private roadway in deed recorded under Auditor's File No. 418225, records of Skagit County, Washington; and

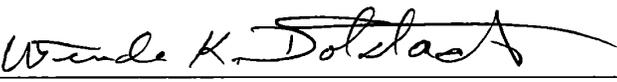
ALSO EXCEPT road conveyed to Skagit County by deed recorded under Auditor's File No. 177328, records of Skagit County, Washington.

PRIMARY BENEFICIARY. The Grantor, WENDE K. DOLSTAD, designates her significant other, PATRICK J. DONNELLY, daughter HILARY A. S. DOLSTAD and son MACKENZIE S. S. DOLSTAD as the primary beneficiaries.

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 will occur under this Revocable Transfer on Death Deed at any 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 December, 2023.

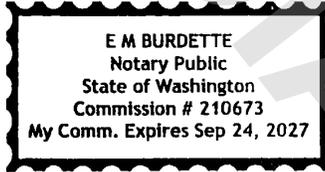


Wende K. Dolstad

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

On this day personally appeared before me WENDE K. DOLSTAD, who executed the within and foregoing instrument and acknowledged that she signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

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



E M Burdette
NOTARY PUBLIC in and for the
State of Washington, residing at Burlington WA
Commission expires: 9.24.2027.