



202312210053

12/21/2023 02:54 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Filed for Record at Request of:
Ms. Judy Ann Nestle

When Recorded Return to:
The Law Office of Deborah Holbert, PLLC
P.O. Box 1046
Freeland, WA 98249

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By [Signature]
Date 12/21/23

Grantor: JUDY ANN NESTLE, a single individual
Grantees: GARY THOMAS NESTLE, a single individual, as his sole and separate property and ROY GRAHAM NESTLE, a married individual as his sole and separate property, joint tenants with right of survivorship.
Legal description: LOTS 1 THROUGH 4, BLOCK 202, AND THE NORTH 36 FEET (AS MEASURED PERPENDICULAR TO THE NORTH LINE) OF LOTS 1-4, INCLUSIVE, BLOCK 203, NORTHERN PACIFIC ADDITION TO ANACORTES, AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON. SURVEY AF#202103240093
Parcel Number: P58265
XrefID: 3809-202-003-0006

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR. The Grantor is JUDY ANN NESTLE, a single individual, whose mailing address is 2703 Oakes Ave, 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:

LOTS 1 THROUGH 4, BLOCK 202, AND THE NORTH 36 FEET (AS MEASURED PERPENDICULAR TO THE NORTH LINE) OF LOTS 1-4, INCLUSIVE, BLOCK 203, NORTHERN PACIFIC ADDITION TO ANACORTES, AS PER THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON. SURVEY AF#202103240093

Parcel Number: P58265
XrefID: 3809-202-003-0006

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

GARY THOMAS NESTLE, a single individual, as his sole and separate property, whose mailing address is 2703 Oakes Ave., Anacortes, WA 98221; and,
ROY GRAHAM NESTLE, a married individual as his sole and separate property, whose mailing address is 3402 159th Pl, Stanwood, WA 98292, **AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.**

CONTINGENT BENEFICIARY. If either of the primary beneficiaries does not survive the Grantor then the surviving beneficiary is designated as the contingent beneficiary.

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 beneficiary/beneficiaries 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 Grantors' death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(b) and WAC 458-61A-202.

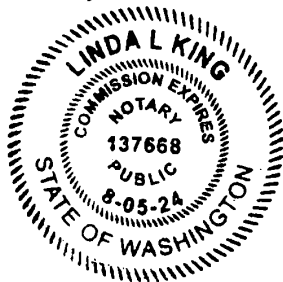
DATED this 21 day of December 2023

Judy A. Nestle
 JUDY ANN NESTLE, GRANTOR

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JUDY ANN NESTLE 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 21 day of Dec, 2023



Linda L. King
 Linda L. King
 NOTARY PUBLIC in and for the State of
 Washington, residing at Anacortes.
 My commission expires: 08/05/2024.