



202312210062

12/21/2023 03:41 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

AFTER RECORDING, RETURN TO:

Shultz Law Offices PLLC
317 S 2nd Street, Suite 101
Mount Vernon, WA 98273

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By *Dena Thompson*
Date 12-21-23

REVOCABLE TRANSFER ON DEATH DEED

Under Chapter 64.80 RCW
Washington Uniform Real Property Transfer on Death Act

GRANTORS: Richard A. Van Pelt and Michelle R. Van Pelt, husband and wife, as joint tenants with right of survivorship;

GRANTEES: Richard A. Van Pelt and Michelle R. Van Pelt, husband and wife, as joint tenants with right of survivorship, as to a Life Estate; Emily M. Kalavan, as her separate property, and Johanna Marie Van Pelt, as her separate property, together as co-tenants, as Remainderman;

LEGAL DESCRIPTION: Lots 1-5, Blk 9, Clear Lake TGW Ptn. Vac. St. TGW (see page 2 for full legal description)

ASSESSOR'S PROPERTY TAX PARCEL NOS: P74817 (Xref 4138-009-005-0003)

The Grantors, Richard A. Van Pelt and Michelle R. Van Pelt, husband and wife, being of competent mind and having the legal capacity to make this deed and pursuant to Chapter 64.80 RCW, conveys and transfers their interest in the subject real property as follows: A Life Estate in the above-described real property unto the Grantees Richard A. Van Pelt and Michelle R. Van Pelt, husband and wife, as joint tenants with right of survivorship as to one another, including full ownership, possession and use of the property, as well as rents, revenues and profits generated by the property during the term of their natural lives. That upon expiration of said Grantees' natural lives, the ownership, possession, use, rents, revenues and profits of the

described property shall transfer to Grantee, Emily M. Kalavan, as her separate property, and Johanna Marie Van Pelt, as her separate property, together as co-tenants, as Remainderman.

Legal Description of the property:

See Exhibit "A"

Primary Grantee Beneficiary:

We designate the following Grantee Beneficiary if the Beneficiary survives us:

Emily M. Kalavan, as her separate property, and Johanna Marie Van Pelt, as her separate property, together as co-tenants, as Remainderman.

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 of real estate excise tax. The transfer that will occur under this revocable transfer on death deed at the time of the owner'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).

Signature of Transferors Making this Deed:

GRANTORS:

By: Richard A. Van Pelt 12/19/23
Richard A. Van Pelt, as joint tenant

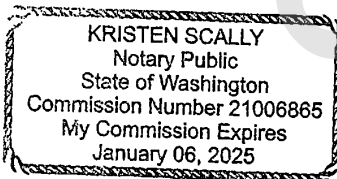
By: Michelle R. Van Pelt 12/19/23
Michelle R. Van Pelt, as joint tenant

ACKNOWLEDGEMENT:

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this 19 day of December, 2023, before me personally appeared Richard A. Van Pelt and Michelle R. Van Pelt, to me known to be the individual named herein, who executed the within and foregoing instrument, and acknowledged the said instrument to be their free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Signature: [Handwritten Signature]
 Print Name: Kristen Scally
 Notary Public for Washington
 Residing in: Skagit Valley, WA
 My Appointment Expires: 1-6-2025

Exhibit "A"

Legal Description (P74817)

LOTS 1, 2, 3, 4 AND 5, BLOCK 9, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGES 22 AND 23, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED FRONT STREET THAT HAS REVERTED TO LOTS 4 AND 5 BY OPERATION OF LAW.

ALSO TOGETHER WITH ALL SHORELANDS OF THE SECOND CLASS, SITUATE IN FRONT OF, ADJACENTS TO OR ABUTTING UPON LOT 1, BLOCK 9, PLAT OF CLEAR LAKE, IN SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., WITH A FRONTAGE OF 1.49 LINEAL CHAINS, MORE OR LESS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.