



202401190126

01/19/2024 03:46 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

After recording, return to:

Terry Lee Hobbs
44302 Leonard Rd
Concrete WA 98237

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By Skarow
Date 1/19/24

This space provided for recorder's use

Washington Transfer on Death Deed

I/we, Terry Lee Hobbs (Grantor), being of sound mind and legal capacity, hereby convey, effective upon my death, the following real property located in the County of Skagit State of Washington:

(0.4660 ac) That portion of Government lot 2 Sec 13, Twp 35, Rn 68 Describes as follows, Beginning at the center of Section 13, Twp 35, Rn 68; Thence west on the south line of lot 2 of said Section 148 Feet; Thence northwesterly Parallel with the Great Northern Rail Road Right away 75 Feet; Thence North East to a point on the North and South Quarter Section line of said said Section, which is 192 Feet. North of the center of said Section. Thence south 192 Feet to the place of beginning, Except that portion lying west of the last line of that tract conveyed to Skagit county for Road purposes Recorded under AF# 241139

Assessor's Tax Parcel ID#: 43829

I designate the following grantee beneficiary if the grantee beneficiary survives me:

Beneficiary : Alice Marie Willis **Relationship:** Friend
Address: 13724 Mcelroy Rd
Arlington WA 98223

If the grantee beneficiary does not survive me, I designate the following alternate beneficiary:

Beneficiary: Juan Delgado, Jason Delgado **Relationship:** friends
Address Jonathon Delgado
13724 Mcelroy Rd Arlington WA 98237

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 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) and WAC 458-61A-202(6).



Signature(s): [Handwritten Signature]

Owner(s)/Grantor(s) Printed Name(s) Terry Hobbs Date 11-22-2023

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Washington }
County of Snohomish }

On November 22, 2023, before me, Terry Hobbs (insert name and title of the officer), personally appeared Susan Garcia (seller's name) who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed within the Transfer on Death Deed and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public: Susan Garcia
Print Name: Susan Garcia
My Commission Expires: 06.17.2025, 20

