



202401220059

01/22/2024 02:23 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

Real Estate Excise Tax

Exempt

Skagit County Treasurer

By

Date

After recording, return to:

Susan Juntunen

23131 Buchanan St

Mount Vernon WA 98273

This space provided for recorder's use

Washington Transfer on Death Deed

I/we, Susan Marta Juntunen (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:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 3 as **EXHIBIT A**.

Assessor's Tax Parcel ID#: 74877 Lot 1, and ptn, Lot 2 BL 17, Clear Lake

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

Beneficiary: Kirsten Grayce Juntunen Relationship: daughter
Address: Casa Cooley, 50 oeste de condominio guapinol, playa Langosta
Santa Cruz, Costa Rica

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

Beneficiary: Maren Jean Juntunen Relationship: daughter
Address: 7702 Sunnyside Ave. N. Seattle WA 98103

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): Susan M Juntunen

Susan M Juntunen
Owner(s)/Grantor(s) Printed Name(s)

1/22/2024
Date



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 Thurston }

On 01/22, 2024, before me, Steven D. Avery
(insert name and title of the officer), personally appeared Susan Tustuen
(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: Steven D. Avery

Print Name: Steven D. Avery

My Commission Expires: 01/22, 2026

(seal)

