

After Recording Return To:

S.E. Holmes
1116 Digby Lane
Mount Vernon, WA 98274

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Shannon Burrow
DATE 03/05/2024

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: S.E. HOLMES, a single woman

GRANTEE/BENEFICIARY: FELISA J. HELGESON, a single woman, as "transfer on death" beneficiary

Abbreviated Legal: Ptn W 1/2 of E 1/2 of SW 1/4 of SE 1/4, 21-34-4E, W.M.

Additional Legal on Page: Exhibit "A"

Assessor's Tax Parcel No: 340421-4-009-0004 / P27481

THE GRANTOR, S.E. HOLMES, a single woman (who shall retain fee simple ownership during her lifetime, with the retained power to revoke this Revocable Transfer on Death Deed prior to her death), for and in consideration of love and affection and for no monetary consideration, and pursuant to the Washington Uniform Real Property Transfer on Death Act (RCW 64.80, et. seq.), conveys and quitclaims to the GRANTEE/BENEFICIARY, FELISA J. HELGESON, a single woman, to take effect only upon Grantor's death, all of Grantor's right, title, and interest in and to the following described real estate situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions, and reservations of record.

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)(b) and WAC 458-61A-202(7).

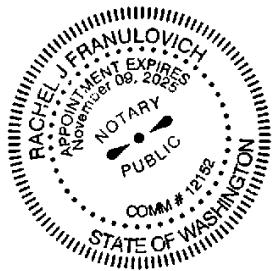
DATED: March 5, 2024.

S.E. Holmes
S.E. HOLMES

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **S.E. HOLMES** 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 5th day of March, 2024.



Rachel Franulovich

Printed Name Rachel Franulovich
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-09-2025

EXHIBIT "A"**Legal Description:**

The North 100 feet of the South 270 feet of that portion of the West ½ of the East ½ of the Southwest ¼ of the Southeast ¼ of Section 21, Township 34 North, Range 4 East, W.M., lying Southerly and Easterly of the Southeasterly line of a public road running in a Southwesterly direction through said subdivision.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Exhibit "A"
Revocable Transfer on Death Deed