



202403270059

03/27/2024 01:39 PM Pages: 1 of 3 Fees: \$305.50
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 Jenna Thompson
Date 3.27.24

REVOCABLE TRANSFER ON DEATH DEED

Under Chapter 64.80 RCW

Washington Uniform Real Property Transfer on Death Act

GRANTORS:

James Patrick Brazil Jr. and Jennifer Jean Brazil, husband and wife, as joint tenants with right of survivorship;

GRANTEES:

James Patrick Brazil Jr. and Jennifer Jean Brazil, husband and wife, as joint tenants with right of survivorship, as to a Life Estate; GINA MARIE OLESON, as Trustee, in trust for HARPER ANNE BRAZIL, as Remainderman;

LEGAL DESCRIPTION:

Lot 116, Plat of Eaglemont, Phase 1 B, Div 2, AFN 200305020087, Skagit County, WA.

ASSESSOR'S PROPERTY

TAX PARCEL NOS:

P120290 (Xref 4814-000-116-0000)

The Grantors, James Patrick Brazil Jr. and Jennifer Jean Brazil, 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 James Patrick Brazil Jr. and Jennifer Jean Brazil, 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 the Testamentary Trust for the benefit of Harper Anne Brazil, as Remainderman.

Legal Description of the property:

LOT 116, PLAT OF EAGLEMONT, PHASE 1 B, DIVISION 2, AS PER PLAT RECORDED ON MAY 1, 2003 UNDER AUDITOR'S FILE NO. 200305010087, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Primary Grantee Beneficiary:

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

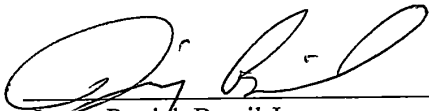
GINA MARIE OLESON, as Trustee, or to such successor Trustee, as named in Grantors' Last Wills and Testaments to be held in trust for HARPER ANNE BRAZIL, pursuant to the terms of such Last Wills and Testaments, as Remainderman.

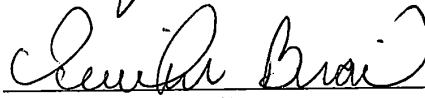
Real Estate Excise Tax Exemption:

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:  3-21-2024
James Patrick Brazil Jr.

By:  3-21-2024
Jennifer Jean Brazil

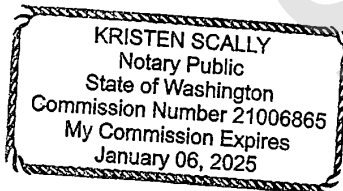
ACKNOWLEDGEMENT:

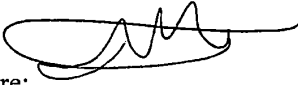
STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)

ss.

On this 21 day of March, 2024, before me personally appeared James Patrick Brazil Jr. and Jennifer Jean Brazil, to me known to be the individuals 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: 
Print Name: Kristen Scally
Notary Public for Washington
Residing in: Mount Vernon, WA
My Appointment Expires: 2025