

UNOFFICIAL DOCUMENT

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Skagit County Auditor

File for record and return to:

Lowell Law Office
PO Box 1346
Burlington, WA 98233

**Real Estate Excise Tax
Exempt
Skagit County Treasurer**

By Tom Thompson
Date 4.25.24

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR(s): GINA WATKINS, a single person

GRANTEE(s): ZACHARY P. WATKINS, KOLTON W. WATKINS, and DAWSON D. WATKINS, in equal shares as Tenants in Common

ADDRESS: 644 Humphrey Place, Burlington WA 98233

PARCEL NUMBER: P122435

ABBREVIATED LEGAL: (0.2200 ac)(DK12) LOT 9, WEST VIEW EAST, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 3, 2005 UNDER AUDITOR'S FILE NO. 200501030074, RECORDS OF SKAGIT COUNTY, WASHINGTON. CORRECTION SURVEY AF#200601270091

SUBJECT TO: Easements, restrictions and reservations of record

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GRANTOR. The Grantor is GINA DIANE WATKINS whose mailing address is 644 Humphrey Place, Burlington WA 98233

LEGAL DESCRIPTION. The real property that is the subject of this Revocable Transfer on Death Deed is situated in County of Skagit, State of Washington, and it is legally described as follows:

Parcel 122435 (XrefID 4851-000-009-0000)

(0.2200 ac)(DK12) LOT 9, WEST VIEW EAST, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 3, 2005 UNDER AUDITOR'S FILE NO. 200501030074, RECORDS OF SKAGIT COUNTY, WASHINGTON. CORRECTION SURVEY AF#200601270091

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PRIMARY BENEFICIARY. The Grantor, GINA WATKINS, designates her sons, ZACHARY P. WATKINS, KOLTON W. WATKINS, and DAWSON D. WATKINS as the primary beneficiaries, in equal shares, as tenants in common.

TRANSFER ON DEATH. The Grantor(s) transfers all of the Grantor's interest in the described property, including without limitation any after acquired title of the Grantor, to the beneficiaries set forth above. Before the Grantor's death, the Grantor retains 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 will occur under this Revocable Transfer on Death Deed at any 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 this 18 day of April, 2024.



GINA WATKINS

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