

After Recording Return To:

**Frances A. McDowel;
21865 Swan Road
Mount Vernon, WA 98273**

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 06/11/2024

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: FRANCES A. McDOWELL, a single woman

GRANTEE/BENEFICIARY: DEBORAH ROBERTS, a married woman, as her separate property, as "transfer on death" beneficiary

Abbreviated Legal: Ptn SE ¼ Section 20, Township 34, Range 04 E.W.M.

Additional Legal on Page: Exhibit "A"

Assessor's Tax Parcel No: 3734-000-028-0005 / P53370

THE GRANTOR, **FRANCES A. McDOWELL**, 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, **DEBORAH ROBERTS**, a married woman as her separate property, **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).

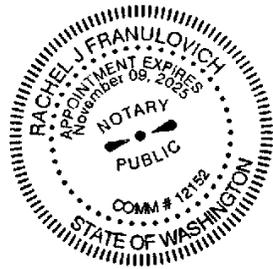
DATED: June 11, 2024.

Frances A. McDowell
FRANCES A. McDOWELL

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **FRANCES A. McDOWELL** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 11th day of June, 2024.



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

EXHIBIT "A"

Legal Description:

Lot 28, EXCEPT the West 10 feet thereof, and Lot 26, of Johnson & Follman's First Addition to Mount Vernon, Washington, as per plat recorded in Volume 7 of Plats, pages 87 and 88, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Exhibit "A"
Revocable Transfer on Death Deed