



202406180033

06/18/2024 12:18 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

After recording, return to:

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By Deena Thompson
Date 6.18.24

This space provided for recorder's use

Washington Transfer on Death Deed

Lynn
I/we, Rebecca L. Bernard (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.

L+11, Shelter Bay Div #1
Assessor's Tax Parcel ID#: P69091

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

Beneficiary: Richard A. Bernard **Relationship:** Brother
Address: 11007 29th Drive SE, Everett, Washington 98208

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

Beneficiary: Noell K. Bernard-Kingsley **Relationship:** Niece
Address: 17540 11th Avenue NE, Shoreline, Washington 98155

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):

Rebecca L. Bernard

Owner(s)/Grantor(s) Printed Name(s)

June 10, 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 California }
County of Fresno }

On June 10, 2024, before me, Alfonso Rodriguez, Notary Public
(insert name and title of the officer), personally appeared Rebecca L. Bernard
(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
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public: [Signature]
Print Name: Alfonso Rodriguez
My Commission Expires: April '8, 2027

(seal)

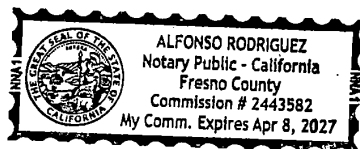


EXHIBIT A
Legal Description

Tract 11, SHELTER BAY DIV. 1, according to the plat thereof recorded in Volume 9 of Plats, pages 80 and 81, records of Skagit County, Washington.

Situated in Skagit County, Washington.