



202407110010

07/11/2024 08:54 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

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

By Lenna Thompson
Date 7.11.24

After recording, return to:

This space provided for recorder's use

Washington Transfer on Death Deed

I/we, LINNER SIMMONDS (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.**

Assessor's Tax Parcel ID#: P134075 - 6048 - 000 - 142 - 0000
Lot 142 Woodside PUD DNS 3-5

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

Beneficiary: CINDY J COLE
TRACI A FRALIC Relationship: DAUGHTERS

Address: COLE: PO Box 71, ESTACADA, OREGON 97023

FRALIC: 1500-A EAST COLLEGE WAY PMB 273, Mt VERNON, WA:

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

Beneficiary: LINNER WYNIA Relationship: SISTER 98213

Address: 7301 NE 175TH ST #135, KENMORE, WASHINGTON 98028

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): Linner Simmonds

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

7-11-2024
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 Washington }
County of Snohomish }

On July 11, 2024, before me, Lisa Joline Cure
(insert name and title of the officer), personally appeared Linnea Simmonds
(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
Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public: Lisa Joline Cure
Print Name: Lisa Joline Cure
My Commission Expires: 6/25, 2024

(seal)

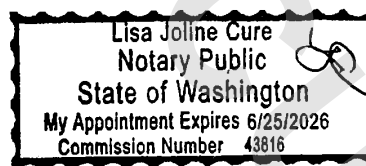


EXHIBIT A
Legal Description

Lot 142, "PLAT OF WOODSIDE PUD DIVISIONS 3, 4 AND 5, PL-17-124", recorded on December 21, 2017, under Skagit County Auditor's File No. 201712210048.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.