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PREPARED BY:
NORTH CITY LAW, PC

07/18/2024 02:01 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

WHEN RECORDED RETURN TO:
Jean Groesbeck
4010 Oakes Ave.
Anacortes, Washington 98221

**Real Estate Excise Tax
Exempt**

Skagit County Treasurer

By Lena Thompson

Date 7.18.24

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Paul E. Groesbeck and Jean V. Groesbeck, husband and wife
GRANTEE: Paul E. Groesbeck or Jean V. Groesbeck, last surviving spouse
ABBREV LEGAL DESCRIPTION: Lot 3 and revised Lot 4, City of Anacortes Short
Plat No. ANAC-89-001
ASSESSOR'S TAX/PARCEL NUMBERS: P31565 / 350122-0-002-0208

The Grantors, Paul E. Groesbeck and Jean V. Groesbeck, husband and wife, upon the occasion of one of their deaths convey and quit claim all of their interest in the below described real property to the last surviving spouse as her/his sole and separate property. The real property is legally described as follows:

LEGAL DESCRIPTION:

PARCEL A - GROESBECK:

LOT 3 OF CITY OF ANACORTES SHORT PLAT NO. ANAC-89-001 AS APPROVED MAY 2, 1989 AND RECORDED MAY 9, 1989 IN VOLUME 8 OF SHORT PLATS, PAGE 126, UNDER AUDITOR'S FILE NO. 8905090034, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 1, SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

TOGETHER WITH THAT PORTION OF LOT 4 OF SAID SHORT PLAT NO. ANAC-89-001 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 4 OF CITY OF ANACORTES SHORT PLAT NO. ANAC-89-001 AS APPROVED MAY 2, 1989 AND RECORDED MAY 9, 1989 IN VOLUME 8 OF SHORT PLATS, PAGE 126, UNDER AUDITOR'S FILE NO. 8905090034, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT ALSO LYING ON THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE;
THENCE SOUTH 68°01'27" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE FOR A DISTANCE OF 40.00 FEET;
THENCE NORTH 21°58'33" WEST, 236.30 FEET TO THE TOP OF THE EXISTING BANK;
THENCE NORTH 57°54'05" EAST, ALONG THE TOP OF SAID BANK 40.63 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 4;
THENCE SOUTH 21°58'33" EAST ALONG SAID NORTHEASTERLY LINE OF LOT 4 FOR A DISTANCE OF 243.44 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

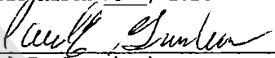
SITUATED IN SKAGIT COUNTY, WASHINGTON.


SAID PROPERTY IS DELINEATED ON ANACORTES PUBLIC WORKS BOUNDARY LINE ADJUSTMENT NO. 2014-0008 RECORDED ON MAY 14th, 2014 UNDER AUDITOR'S FILE NO. 201405140064.

Commonly known as: 4010 Oakes Avenue, Anacortes, WA 98221

Assessor's Property Tax Parcel/Account Number: P31565 / 350122-0-002-0208

TRANSFER ON DEATH. The Grantors transfer all of the Grantors' interest in the described property, including without limitation any after acquired title, to the Grantee designated above, effective upon the Grantors' deaths. Before each Grantor's death, each Grantor retains the right to revoke this deed.

DATED April 10th, 2024

 Paul E. Groesbeck

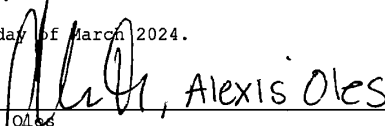

 Jean V. Groesbeck



STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Paul E. Groesbeck and Jean V. Groesbeck are the individuals who appeared before me, and said persons acknowledged that they signed this **Revocable Transfer on Death Deed** and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED to before me this 10th day of March 2024.


 Alexis Oles
 NOTARY PUBLIC in and for the State of
 Washington, residing at Anacortes.
 My appointment expires 06/19/2027