



202408190032

08/19/2024 11:04 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

File for record and return to:

Michael L Baltz
Name
4304 Landmark Dr
Address
Mount Vernon, WA 98274
Address 2
City/State/Zip

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Dena Thompson
Date 8.19.24

REVOCABLE TRANSFER ON DEATH DEED

TRANSFEROR(S):	
1. NAME:	Michael Lynn Baltz
ADDRESS:	4304 Landmark Dr Mount Vernon WA 98274
2. NAME:	
ADDRESS:	

BENEFICIARY(IES):	
1. NAME:	Kathleen Renee Yeadon Kathleen Renee Yeadon
ADDRESS:	17904 Oxford Dr Arlington WA 98223
2. NAME:	
ADDRESS:	
3. NAME:	
ADDRESS:	
4. NAME:	
ADDRESS:	

PARCEL NO(S):	P. 104293
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ABBREVIATED LEGAL DESCRIPTION:	
(i.e., lot, block, plat, or township, range, quarter/quarter and reference to the document page number where the full legal description is included, if applicable)	Lot 26 Plat 05 Eaglecrest Phase 1A, AS per Plat Recorded in Volume 15 of plats, pages 130 through 146, inclusive Records of Skagit County, Washington Quarter NW Section 27 township 34 Range 04

SINGULAR AND PLURAL Wherever appropriate in this Quit Claim Deed, a singular term shall be construed to mean the plural where necessary, and a plural term the singular. For example, if at any time two or more parties shall constitute Transferor or Grantee, then the relevant term shall refer to

all parties together so designated. The masculine gender shall include the feminine and neuter genders, and vice versa.

BENEFICIARIES. The Transferor designates the above named Beneficiaries as the Beneficiary of this Transfer, in equal shares if multiple Beneficiaries.

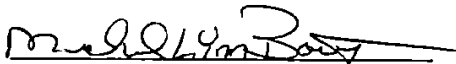
LEGAL DESCRIPTION. The real property that is the subject of this Revocable Transfer on Death Deed is situated in the County of Skagit, State of Washington, and it is legally described as follows:

(0.1600ac) Lot 26 plat of Englewood phase 1A, As per plat
Recorded in Volume 15 of plats, pages 130 through 146
inclusive records of Skagit County, Washington
4621-000-026-0005 tax number NW 27 34 04

TRANSFER ON DEATH. The Transferor transfers all of the Transferor's interest in the described property, including without limitation any after acquired title of the Transferor, to the Beneficiary set forth above upon the death of the last surviving Transferor. **Before the Transferor's death, the Transferor shall retain 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) by reason of RCW 82.45.010(3)(b) 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 this Transferor's death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.197(1)(i) and WAC 458-61A-202(6)(d).

Date this 19th day of August, 2024.



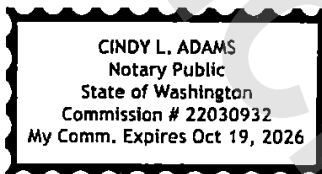
TRANSFEROR(S):


TRANSFEROR(S):

STATE OF WASHINGTON)
COUNTY OF) ss.
SKAGIT)

I certify that I know or have satisfactory evidence the Transferor(s) is the person(s) who appeared before me and acknowledged that they signed the foregoing instrument and acknowledged it to be their free and voluntary act for the uses and purposes described in this instrument.

SUBSCRIBED to before me this 19th day of August, 2024.



Cindy L. Adams
Cindy L. Adams, Notary Public
Commission Expires: 10/19/26