



202409130111

09/13/2024 03:45 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Cain Cress
Date 9/13/2024

After recording, return to:

Joann Derus
P.O. Box 513
Sedro Woolley, WA 98284

This space provided for recorder's use

Washington Transfer on Death Deed

I/we, Joann Derus (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#: P99035 - Lot 2, Section 1, Township 35 North, Range 4 East, W.M.

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

Beneficiary: See Attached Ruby Marie Hockett Relationship: Daughter
Address: Russell Allen Derus - Son

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

Beneficiary: Robyn Jo McKay Relationship: Daughter
Address: Connie Jo Derus - Daughter

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): Joann Derus

Joann Derus

9-11-24

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

Date



I designate the following GRANTEE BENEFICIARIES
if the beneficiaries survive me.

1. Beneficiary: Ruby Marie Hockett Relationship: daughter
PO Box 49
Acme WA 98220
2. Beneficiary: Russell Allen Derus Relationship: SON
PO Box 513
Sedro Woolley WA 98284
3. Beneficiary: Robyn Jo McKay Relationship: daughter
4418 187th ST SE
Bothell WA 98212
4. Beneficiary: Connie Jo Derus Relationship: daughter
PO Box 513
Sedro Woolley WA 98284

JoAnn Derus
JoAnn Derus 8/21/24

EXHIBIT A

Legal Description

(5.2000 ac) (TITLE ELIMINATION AF#9306220061 FOR MANUFACTURED HOME 1991 MARLETTE 66X28 VIN#H004705) LOT 4 OF SHORT PLAT 91-07, ACCORDING TO THE SHORT PLAT RECORDED IN VOLUME 9 OF SHORT PLATS, PAGES 352 AND 353, UNDER AUDITOR'S FILE NO. 9104220008 AND BEING A PORTION OF GOVERNMENT LOT 2, SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.



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 Skaquit }

On September 11th, 2024, before me, Casey Fuller Notary
(insert name and title of the officer), personally appeared Jann Deus
(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: Casey Fuller
Print Name: Casey Fuller
My Commission Expires: 7.26, 2028

(seal)

