

After Recording Return To:

Vesta A. Fitzgerald
402 E. Washington
Mount Vernon, WA 98274

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Kaylee Oudman
DATE 09/19/2024

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: **VESTA A. FITZGERALD**, a single woman

GRANTEE/BENEFICIARY: **JANICE M. LANIER**, a married woman as her separate property, as "transfer on death" beneficiary

Abbreviated Legal: Lot 4, Block 29, HIGHLAND ADDITION TO MOUNT VERNON

Additional Legal on Page: 2

Assessor's Tax Parcel No: P53109 / 3729-029-004-0009

THE GRANTOR, **VESTA A. FITZGERALD**, a single woman (**who shall retain fee simple ownership during her lifetime, with the retained power to revoke this Revocable Transfer on Death Deed prior to her death**), for and in consideration of love and affection and for no monetary consideration, and pursuant to the Washington Uniform Real Property Transfer on Death Act (RCW 64.80, et. seq.), conveys and quitclaims to her daughter, the GRANTEE/BENEFICIARY, **JANICE M. LANIER**, a married woman as her separate property, **to take effect only upon Grantor's death**, all of Grantor's right, title, and interest in and to the following described real estate situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein:

Lot 4, Block 29, HIGHLAND ADDITION TO MOUNT VERNON, as per plat recorded in Volume 1 of Plats, page 10, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions, and reservations of record.

Situated in Skagit County, Washington.

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)(b) and WAC 458-61A-202(6)(d).

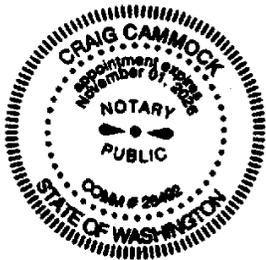
DATED: September 18, 2024.

Vesta Fitzgerald "Bette"
VESTA A. FITZGERALD

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence VESTA A. FITZGERALD is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 18th day of September, 2024.



[Signature]
Printed Name CRAIG CAMMOCK
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-1-2026