

After Recording Return To:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

REVIEWED BY
 SKAGIT COUNTY TREASURER
 DEPUTY Kaylee Oudman
 DATE 10/10/2024

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: RICHARD K. KENT, a single man

GRANTEES/BENEFICIARIES: KIMBERLY R. VAN LAERE, a married woman, as her separate estate, and RICHELLE K. HOSEK, a married woman, as her separate estate, as “transfer on death” beneficiaries

Abbreviated Legal: Ptn SE ¼, Section 29, Township 33 N, Range 4 East, W.M.

Additional Legal on: Pages 1 & 2

Assessor’s Tax Parcel No.: 330429-4-002-0004 / P17479

THE GRANTOR, **RICHARD K. KENT**, a single man (**who shall retain fee simple ownership during his lifetime, with the retained power to revoke this Revocable Transfer on Death Deed prior to his 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 the GRANTEES/BENEFICIARIES, **KIMBERLY R. VAN LAERE** a married woman, as her separate estate, and **RICHELLE K. HOSEK**, a married woman, as her separate estate, as joint tenants with rights of survivorship and not as tenants in common, **to take effect only upon the 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 2, Short Plat No. PL00-0744, approved March 26, 2002, recorded March 26, 2002, under Auditor’s File No. 200203260117, records of Skagit County,

Washington, being a portion of the West 1/2 of the Southeast 1/4 of Section 29,
Township 33 North, Range 4 East, W.M.

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

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 such time as Grantor has died is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(6)(b).

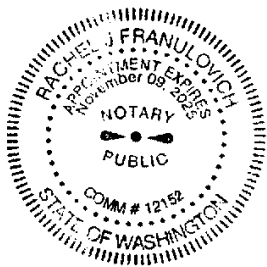
DATED: October 10, 2024



RICHARD K. KENT

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **RICHARD K. KENT** 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 10th day of October, 2024.




Printed Name Rachel Franulovich
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-09-2025