

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

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Lena Thompson  
DATE 10/24/2024

**REVOCABLE TRANSFER ON DEATH DEED**

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**GRANTORS:** **TOBIN B. RUXTON** and **DAPHNE D. RUXTON**, husband and wife

**GRANTEE/BENEFICIARY:** **CHRISTOPHER J. RUXTON**, a married man as his separate estate, as "transfer on death" beneficiary

**Abbreviated Legal:** Ptn SE ¼ Section 13, Township 35, Range 4 E.W.M.

**Additional Legal on:** Page 1

**Assessor's Tax Parcel No.:** P90636 / 4539-000-025-0005

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THE GRANTORS, **TOBIN B. RUXTON** and **DAPHNE D. RUXTON**, husband and wife (who shall retain fee simple ownership during their lifetimes, with the retained power to revoke this Revocable Transfer on Death Deed prior to either of their deaths), 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.), convey and quitclaim to the GRANTEE/BENEFICIARY, **CHRISTOPHER J. RUXTON**, a married man as his separate estate, to take effect only upon both Grantors' deaths, all of Grantors' 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 Grantors therein:

LOT 25, "PLAT OF MOUNTAIN VIEW ESTATES", AS PER PLAT  
RECORDED IN VOLUME 14 OF PLATS, PAGE 139, RECORDS OF SKAGIT  
COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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 such time as both Grantors have 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 24, 2024.

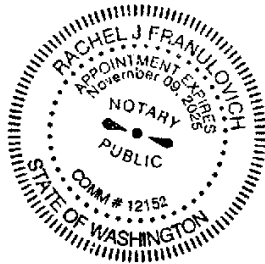
Tobin B. Ruxton  
TOBIN B. RUXTON

Daphne D. Ruxton  
DAPHNE D. RUXTON

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **TOBIN B. RUXTON** and **DAPHNE D. RUXTON** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 24<sup>th</sup> day of October, 2024.



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