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10/28/2024 01:40 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

After recording return to:

Natalie N. Kuehler, Esq.
THE KUEHLER LAW FIRM, PLLC
PO Box 3059
Winthrop, WA 98862

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By *Lena Thompson*
Date 10-28-24

Document Title: Transfer on Death Deed
Grantor(s): Judith L. Bown, an unmarried person
Designated Beneficiary: Roger A. Bown, a married man, as his separate property
Alternate Beneficiary: Gregory B. Bown, as his separate property
Tax Parcel ID: P123549 4874-000-220-0000
Abb. Legal Desc.: P123549 4874-000-220-0000 QSE S13 T35 R01

TRANSFER ON DEATH DEED

THE GRANTOR, JUDITH L. BOWN, an unmarried person, for and in consideration of a Revocable Transfer on Death Deed pursuant to Chapter 64.80 of the Revised Code of Washington, conveys and quitclaims effective at the time of her death, to the Designated Beneficiary ROGER A. BOWN, as his separate property, all of her interest in the following described real estate, situated in the County of Skagit, State of Washington:

UNIT 1220, CAUSLAND PARK CONDOMINIUMS, PHASE 2, ACCORDING TO THE DECLARATION THEREOF, RECORDED MAY 9, 2005, UNDER AUDITOR'S FILE NO. 200505090152, AND AMENDMENT THERETO RECORDED OCTOBER 25, 2005, UNDER AUDITOR'S FILE NO. 200510250158, AND AS SHOWN ON SURVEY MAP AND PLANS, RECORDED OCTOBER 25, 2005, UNDER AUDITOR'S FILE NO. 200510250157, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, AND OTHER EXCEPTIONS OF RECORD.

If ROGER A. BOWN shall have predeceased her, the Grantor JUDITH L. BOWN for and in consideration of a Revocable Transfer on Death Deed pursuant to Chapter 64.80 of the Revised Code of Washington, conveys and quitclaims the above-referenced real property effective at the time of her death to the Alternate Designated Beneficiary, GREGORY B. BOWN, as his separate property. 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 Deed at the time of 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(7).

Tax Parcel Number P123549 4874-000-220-0000.

Judith Bown to Roger Bown TOD Deed

Page 1 of 2

DATED: October 18, 2024.

Judith L. Bown
Judith L. Bown

STATE OF WASHINGTON

ss.

COUNTY OF OKANOGAN

I certify that I know or have satisfactory evidence that JUDITH L. BOWN is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 18, 2024.

Natalie N. Kuehler
Notary name printed or typed: Natalie N. Kuehler
Notary Public in and for the State of Washington
My appointment expires: March 28, 2028.

