

FILED FOR RECORD AT REQUEST OF:

ELDER LAW OFFICES OF
MEYERS, NEUBECK & HULFORD, P.S.
2828 Northwest Avenue
Bellingham, WA 98225-2335

WHEN RECORDED RETURN TO:

SHARON M. LYNN
209 S. 28th Street
Mount Vernon, WA 98274

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 11/08/2024

REVOCABLE TRANSFER ON DEATH DEED
RCW 64.80

TRANSFEROR/GRANTOR:	SHARON M. LYNN
BENEFICIARY/GRANTEE:	ROBERT J. RAYFORD
LEGAL DESCRIPTION:	Plat of Eastmont, Lot 6 (Full legal found on pages 1 & Exhibit "A" Exceptions)
PARCEL NO:	4637-0000-006-0005 P106549
REFERENCE NOS:	202203040050 (LOPA) 201801170038 (Previous Deed)

TRANSFEROR (GRANTOR): SHARON M. LYNN ("Transferor" herein), whose mailing address is: 209 S. 28th Street, Mount Vernon, WA, being of sound and disposing mind and memory, and not acting under duress, fraud, menace or the undue influence or misrepresentation of any person whomsoever, hereby transfers and conveys the real property described herein to the Beneficiary hereof, and makes this Revocable Transfer on Death Deed ('Deed') pursuant to the Washington Uniform Real Property Transfer on Death Act, codified at Chapter 64.08 RCW, et. seq.

BENEFICIARY (GRANTEE): Upon the death of the Transferor, the real property described hereinbelow shall transfer to ROBERT J. RAYFORD, whose current street address is: 209 S. 28th Street, Mount Vernon, WA, ("Beneficiary") as the Beneficiary.

LAPSE: Should the Beneficiary fail to survive the Transferor, this Deed and the direction to transfer the real property described herein shall lapse, and the real property shall be distributed pursuant to the provisions of the Transferors Last Will and Testament, or as directed by Washington State Law as to estates of persons dying intestate.

LEGAL DESCRIPTION: The real property subject to this Revocable Transfer on Death Deed is situate in the County of Skagit, State of Washington, and is legally described as:

LOT 6, PLAT OF EASTMONT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 199 THROUGH 201, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TRANSFER ON DEATH: Subject to the power to revoke as described hereinbelow, the Transferor hereby transfers and conveys all of the Transferors right, title and interest in and to the above-described real property, including any after acquired title acquired by the Transferor, to the Primary and/or Contingent Beneficiary or Beneficiaries designated above.

REVOCATION BY TRANSFEROR PRIOR TO DEATH: The Transferor retains the absolute right to revoke and rescind this Transfer on Death Deed at any time by action which is in conformance with the requirements of RCW 64.80.080, as hereafter amended.

REAL ESTATE EXCISE TAX EXEMPTION: The recording of this Revocable Transfer on Death Deed is not a 'sale' as defined within RCW 82.45.010 (1) and is not subject to real estate excise tax. The transfer that will occur upon the death of the Transferor is exempt from Washington State Real Estate Excise Tax pursuant to RCW 82.45.010(3) (b), and WAC 458-61A-202 (7).

DATED November 8, 2024.

"TRANSFEROR"


SHARON M. LYNN

STATE OF WASHINGTON

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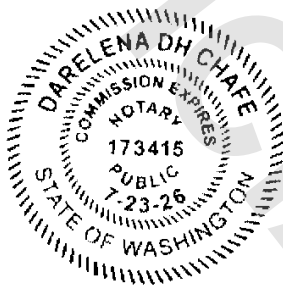
) ss.

COUNTY OF WHATCOM

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I certify that I know or have satisfactory evidence that SHARON M. LYNN 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 on November 8, 2024.



A handwritten signature of Darelena DH Chafe in black ink, written over a horizontal line.

DARELENA DH CHAFE
Notary Public in and for the
State of Washington
Residing in Burlington
My commission expires: 07/23/2026

Exhibit "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easements provisions, dedications, building setback lines, note and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenants or restriction is permitted by applicable law, as set forth of PLAT OF EASTMONT:

Recording No.: 9410110061
2. Terms and conditions of the City of Mount Vernon Ordinance:
Recorded: July 18, 1990
Auditor's No.: 900718053, records of Skagit County, Washington
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restrictions, by omitting and covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
Recorded: October 27, 1994
Auditor's No(s): 9410270072, records of Skagit County, Washington
Executed By: John Hocking, John Lind, and Sandra Hocking
4. Assessments or changes and liability to further assessments or changes, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 27, 1994
Auditor's No(s): 9410270073, records of Skagit County, Washington
Executed By: John Hocking, John Lind, and Sandra Hocking
5. City, county, or local improvement district assessment, if any.
6. Assessments, if any, levied by City of Mount Vernon.
7. Assessments, if any, levied by Eastmont Association.

EXHIBIT "A" EXCEPTIONS

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