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12/02/2024 01:49 PM Pages: 1 of 1 Fees: \$303.50
Skagit County Auditor

PREPARED BY:
NORTH CITY LAW, PC

WHEN RECORDED RETURN TO:
North City Law
913 7th Street
Anacortes, WA 98221

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By *Alexis Oles*
Date 12.2.24

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Kevin Nihart, an unmarried man, as his separate property
GRANTEE: Korby Nihart, an unmarried woman, as her separate property
ABBREV LEGAL: Lots 7-12, Block 2, Sound View Add No. to Similk Beach
ASSESSOR'S TAX/PARCEL NUMBERS: P69363 / 4005-002-012-0009

The Grantor, Kevin Nihart, an unmarried man, as his separate property, upon the occasion of his death conveys and quit claims all of his interest in the below described real property to Korby Nihart, an unmarried woman, as her separate property. The real property is legally described as follows:

LEGAL DESCRIPTION:

Lots 7, 8, 9, 10, 11 and 12, Block 2, "SOUND VIEW ADDITION NO. 2 TO SIMILK BEACH" as per plat recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

This conveyance is subject to covenants, conditions, restrictions, and easements, if any, affecting title, which may appear in the public record, including, those shown on any recorded plat or survey as described in Exhibit "A" attached hereto.

Commonly known as: 7969 Caddy Street, Anacortes, WA 98221

Assessor's Property Tax Parcel/Account Number: P69363 / 4005-002-012-0009

TRANSFER ON DEATH. The Grantor transfer all of the Grantor's interest in the described property, including without limitation any after acquired title, to the Grantee designated above, effective upon the Grantor's death. Before the Grantor's death, the Grantor retains the right to revoke this deed.

DATED October 31st, 2024

Kevin Nihart
Kevin Nihart



STATE OF WASHINGTON)) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Kevin Nihart is the individual who appeared before me, and he acknowledged that he signed this **Revocable Transfer on Death Deed**, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED to before me this 31st day of October 2024.

Alexis Oles
Alexis Oles
NOTARY PUBLIC in and for the State of
Washington, residing at Anacortes.
My appointment expires 06/19/2027