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12/02/2024 02:54 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

RETURN INSTRUMENT TO:
Wendy Marie Walker
1158 Decatur Cir.
Burlington, Washington 98233

**Real Estate Excise Tax
Exempt
Skagit County Treasurer**

By Colin Martin
Date December 2, 2024

TRANSFER-ON-DEATH DEED
(Authorized under RCW 64.80.020)

The Transferor, Wendy M Walker, a divorced and currently unmarried woman, with an address of 1158 Decatur Cir., Burlington, Washington 98233, hereby conveys upon the Transferor's death unto

David G Walker

19201 Evergreen Ave.
Leavenworth, Washington 98826

Brian C Walker

25469 Old Day Creek Rd
Sedro-Woolley, Washington 98284

Craig E Walker

10327 7th Place SE
Lake Stevens, Washington 98258

(the "Beneficiaries"), all of Transferor's right, title, interest, and claim in or to the real property situated in Skagit County, Washington, described as follows (the "Property"):

Unit 13A, CEDAR POINT (a condominium), according to Declaration thereof recorded January 10, 2002, under Auditor's File No. 200201100079 And (Amended) Survey Map and Plans thereof recorded under Auditor's File No. 200201100078, records of Skagit County, Washington; being a portion of Tract 17, BURLINGTON ACREAGE PROPERTY in Volume 1 of Plats, Page 49, records of Skagit County, Washington

Parcel Number: 4788-000-013-0100 P118759

Property Address: 1158 Decatur Circle, Burlington WA 98233

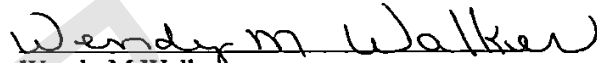
Pursuant to the Washington Uniform Real Property Transfer on Death Act, upon the Transferor's death, the Property will pass to the Beneficiaries equal and undivided shares with no

right of survivorship unless the share of a Beneficiary lapses or fails for any reason, in which case that Beneficiary's lapsed or failed share shall be transferred to the other Beneficiaries in proportion to the interest of each in the remaining part of the property held concurrently.

This Transfer-on-Death Deed creates a "transfer on death deed" pursuant to the Washington Uniform Real Property Transfer on Death Act to transfer the owner's interest in real property to one or more beneficiaries effective upon the death of the owner. Any Beneficiary to whom the Property may be transferred under this Transfer-on-Death Deed is intended to qualify as a "designated beneficiary" for purposes of the Washington Uniform Real Property Transfer on Death Act. Transferor owes no contractual obligation to the Beneficiary that would be satisfied by this Transfer-on-Death Deed and may revoke this Transfer-on-Death Deed pursuant to the Washington Uniform Real Property Transfer on Death Act.

The recording of this 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 Transfer-on-Death Deed at the time of the death of the Transferor is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202.

Signed by the Transferor, Wendy M Walker, on Dec 2, 2024


Wendy M Walker

STATE OF WASHINGTON

CITY/COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Wendy M Walker is the person who appeared before me, and said person acknowledged that she signed the Transfer-on-Death Deed and acknowledged it to be her free and voluntary act for the purposes mentioned in the Transfer-on-Death Deed.

Dated: December 2, 2024

[SEAL]



A handwritten signature of Heather Kuchera in black ink.

NOTARY PUBLIC

My appointment expires: March 4, 2028

PREPARED BY:

Wendy Marie Walker
1158 Decatur Cir.
Burlington, Washington 98233