202412060049

12/05/2024 03:50 PM Pages: 1 of 2 Fees: \$304.50 Skagit County Auditor

<u>Filed for Record at Request of:</u> Ms. Anne C. Richards

When Recorded Return to:
The Law Office of Deborah Holbert, PLLC
P.O. Box 1046
Freeland, WA 98249

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Cain Cyess
Date 12/06/2024

Grantor:

Grantee:

ANNE C. RICHARDS, a married individual

JONATHAN H. RICHARDS, a married individual,

as his sole and separate property; BRENT V. RICHARDS, a married individual, as his sole and separate property; MARIKO S. RICHARDS, a single individual; and, LANI D. LANDIS, a married

individual, as her sole and separate property.

Abbreviated legal description:

Parcel ID:

P59182

Property Tax ID:

3819-000-077-0003

SKYLINE NO 3 LOT 77

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR. ANNE C. RICHARDS, a married individual, whose mailing address is 5105 Sterling Drive, Anacortes, WA 98221.

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

Lot 77, SKYLINE NO. 3, according to the plat thereof recorded in Volume 9 of Plats, page 54, records of Skagit Couty, Washington. SUBJECT TO easements, restrictions and reservations of record.

Parcel Number:

P59182

XrefID:

3819-000-077-0003

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiaries if the primary beneficiaries survive the Grantor:

JONATHAN H. RICHARDS, mailing address is 1600 - 5th Street, Anacortes, WA. 98221 BRENT V. RICHARDS, mailing address is 4501 Guemes View Drive, Anacortes, WA. 98221 MARIKO S. RICHARDS, mailing address is 14930 Avenida Venusto #111, San Diego, CA. 92128 LANI D. LANDIS, whose mailing address is 5112 Heather Drive, Anacortes, WA. 98221

REVOCABLE TRANSFER ON DEATH DEED Page 1 of 2

THE LAW OFFICE OF DEBORAH HOLBERT, PLLC
Deborah Holbert, Attorney at Law
5575 Harbor Ave., Ste. 207B, PO Box 1046, Freeland, WA 98249
(360) 331-5595

CONTINGENT BENEFICIARIES. In the event any primary beneficiary shall die before the Grantor then that beneficiary's share shall be distributed to his/her issue. If a primary beneficiary has no issue then his share shall lapse.

TRANSFER ON DEATH. The Grantor transfers all of the Grantor's interest in the described property, including without limitation any after acquired title of the Grantor, to the beneficiaries designated above. Before the Grantor's death, the Grantor has the right to revoke this Deed.

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 the time of the Grantors' death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(b) and WAC 458-61A-202.

DATED this 28 day of November, 2024.

Anne C. Richards
GRANTOR

STATE OF WASHINGTON) ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Anne C. Richards 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 the instrument.

Given under my hand and official seal this 28 day of Movember, 2024.

Linda L. King

Notary Public in and for the State of Washington, residing at Anacortes.

My commission expires: 08-05-2028.

REVOCABLE TRANSFER ON DEATH DEED Page 2 of 2

THE LAW OFFICE OF DEBORAH HOLBERT, PLLC Deborah Holbert, Attorney at Law 5575 Harbor Ave., Ste. 207B, PO Box 1046, Freeland, WA 98249 (360) 331-5595