



202412060050

12/06/2024 03:50 PM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

Filed for Record at Request of:  
Mr. Richard V. 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 Cress  
Date 12/06/2024

Grantor:	RICHARD V. RICHARDS, a married individual
Grantee:	ANNE C. RICHARDS, a married individual
Abbreviated legal description:	SKYLINE NO 3 LOT 77
Parcel ID:	P59182
Property Tax ID:	3819-000-077-0003

### REVOCABLE TRANSFER ON DEATH DEED

GRANTOR. RICHARD V. 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 his wife, ANNE C. RICHARDS, as the primary beneficiary providing she survives the Grantor.

CONTINGENT BENEFICIARIES. The children of RICHARD V. RICHARD shall be contingent beneficiaries in the event ANNE C. RICHARDS does not 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

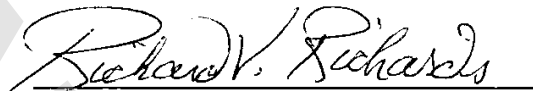
In the event any contingent beneficiary shall die before the Grantor then that beneficiary's share shall be distributed to his/her issue. If a contingent beneficiary has no issue then his share shall lapse.

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 beneficiary(ies) 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.

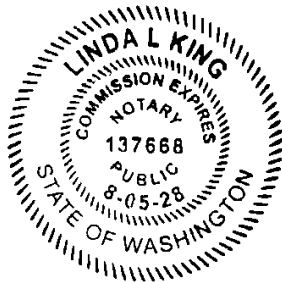
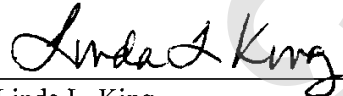


Richard V. Richards  
GRANTOR

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Richard V. Richards is the person who appeared before me, and said person acknowledged that ~~he~~ signed this instrument and acknowledged it to be ~~his~~ free and voluntary act for the uses and purposes mentioned in the instrument.

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

Linda L. King  
Notary Public in and for the State of  
Washington, residing at Anacortes.  
My commission expires: 08-05-2028.