



202501220065

01/22/2025 03:04 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

File for record and return to:

Edward Bruce Hitchko

Name

1021 E. Orange Ave.

Address

Address 2

Burlington, WA 98233

City/State/Zip

EXEMPT
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 22 2025

Amount Paid \$
By Skagit Co. Treasurer
Deputy

REVOCABLE TRANSFER ON DEATH DEED

TRANSFEROR(S):	
1. NAME:	Edward Bruce Hitchko
ADDRESS:	1021 E. Orange Ave., Burlington, WA 98233
2. NAME:	
ADDRESS:	

BENEFICIARY(IES):	
1. NAME:	Kara Leean Hitchko
ADDRESS:	5109 S. Lucile St., Seattle, WA 98118
2. NAME:	
ADDRESS:	
3. NAME:	
ADDRESS:	
4. NAME:	
ADDRESS:	

PARCEL NO(S):
P71745

ABBREVIATED LEGAL DESCRIPTION:	
(i.e., lot, block, plat, or township, range, quarter/quarter and reference to the document page number where the full legal description is included, if applicable)	(0.0700 ac) (DK12) LOT 18, BLOCK 66 AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SINGULAR AND PLURAL Wherever appropriate in this Quit Claim Deed, a singular term shall be construed to mean the plural where necessary, and a plural term the singular. For example, if at any time two or more parties shall constitute Transferor or Grantee, then the relevant term shall refer to

all parties together so designated. The masculine gender shall include the feminine and neuter genders, and vice versa.

BENEFICIARIES. The Transferor designates the above named Beneficiaries as the Beneficiary of this Transfer, in equal shares if multiple Beneficiaries.

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

(0.0700 ac) (DK12) LOT 18, BLOCK 66,
AMENDED PLAT OF BURLINGTON,
SKAGIT COUNTY, WASH., AS PER
PLAT RECORDED IN VOLUME 3 OF
PLATS, PAGE 17, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

TRANSFER ON DEATH. The Transferor transfers all of the Transferor's interest in the described property, including without limitation any after acquired title of the Transferor, to the Beneficiary set forth above upon the death of the last surviving Transferor. **Before the Transferor's death, the Transferor shall retain 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) by reason of RCW 82.45.010(3)(b) 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 this Transferor's death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.197(1)(i) and WAC 458-61A-202(6)(d).

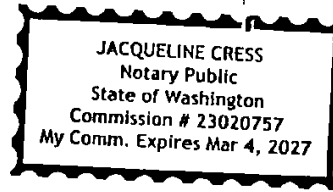
Date this 22 day of January, 2025.

E Bruce Hitchko

TRANSFEROR(S):

TRANSFEROR(S):

STATE OF WASHINGTON)
COUNTY OF) ss.
SKAGIT)



I certify that I know or have satisfactory evidence the Transferor(s) is the person(s) who appeared before me and acknowledged that they signed the foregoing instrument and acknowledged it to be their free and voluntary act for the uses and purposes described in this instrument.

SUBSCRIBED to before me this 22 day of January, 2025.

Jacqueline Cress

[Signature], Notary Public
Commission Expires: 3/5/2027