



202501230135

01/23/2025 11:26 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By Lena Thompson
Date 1.23.25

After recording, return to:

Constance Gibbons

1906 Copper Pond Place, Anacortes, WA 98221

*This space provided for recorder's use***Washington Transfer on Death Deed**

I/we, Constance Gibbons (Grantor), being of sound mind and legal capacity, hereby convey, effective upon my death, the following real property located in the County of Skagit, State of Washington:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 3 as EXHIBIT A.

Assessor's Tax Parcel ID#: P108173 / 4661 000 004 0000Lot 4 Copper Pond PUD

I designate the following grantee beneficiary if the grantee beneficiary survives me:

Beneficiary: Torie Leinbach**Relationship:** Daughter**Address:** 1906 Copper Pond Place, Anacortes, WA 98221

If the grantee beneficiary does not survive me, I designate the following alternate beneficiary:

Beneficiary: Tosh Leinbach**Relationship:** Grandson**Address:** 1906 Copper Pond Place, Anacortes, WA 98221

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 as 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 Grantor's death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3) and WAC 458-61A-202(6).

Signature(s): Constance Gibbons

Constance Gibbons

Owner(s)/Grantor(s) Printed Name(s)

1.21.2025

Date



NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Washington }
County of Skagit }

On January 21, 2025, before me, Tammy Reim-Ledbetter, BM
(insert name and title of the officer), personally appeared Constance Gibbons
(seller's name) who proved to me on the basis of satisfactory evidence to be the person
whose name is subscribed within the Transfer on Death Deed and acknowledged to me
that they executed the same in their authorized capacity, and that by their signature on
the instrument the person, or the entity upon behalf of which the person acted, executed
the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of
Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public: T. L. Reim-Ledbetter
Print Name: Tammy Reim-Ledbetter
My Commission Expires: March 18, 2027

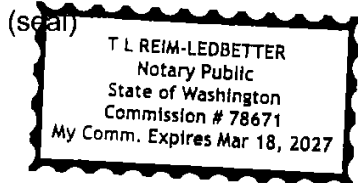


EXHIBIT A
Legal Description

Lot 4, Plat of Copper Pond Planned Unit Development, as per Plat recorded in Volume 16 of Plats,
Pages 70 through 72, Inclusive, Records of Skagit County, Washington