

**After Recording Return To:**

Vesta A. Fitzgerald  
402 E. Washington  
Mount Vernon, WA 98274

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Lena Thompson  
DATE 02/06/2025

**REVOCABLE TRANSFER ON DEATH DEED**

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GRANTOR: **VESTA A. FITZGERALD**, a widow

GRANTEE/BENEFICIARY: **JANICE M. LANIER**, a married woman as her separate property, as "transfer on death" beneficiary

Abbreviated Legal: Ptn SE ¼ Section 27, Township 36, Range 02 E.W.M.

Additional Legal on Page: Exhibit "A"

Assessor's Tax Parcel No: 4147-004-007-0001 / P75214

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THE GRANTOR, **VESTA A. FITZGERALD**, a widow (who shall retain fee simple ownership during her lifetime, with the retained power to revoke this Revocable Transfer on Death Deed prior to her death), for and in consideration of love and affection and for no monetary consideration, and pursuant to the Washington Uniform Real Property Transfer on Death Act (RCW 64.80, et. seq.), conveys and quitclaims to her daughter, the GRANTEE/BENEFICIARY, **JANICE M. LANIER**, a married woman as her separate property, to take effect only upon Grantor's death, all of Grantor's right, title, and interest in and to the following described real estate situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

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)(b) and WAC 458-61A-202(6)(d).

DATED: Feb. 5, 2025.

Vesta A. Fitzgerald  
VESTA A. FITZGERALD

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **VESTA A. FITZGERALD** 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 6 day of February, 2025.



Craig Cammock

Printed Name CRAIG CAMMOCK  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 11-1-2025

**Exhibit "A"**

All that part of Lots 6 and 7, Block 4, "TOWN OF SAMISH", according to the plat recorded in Volume 2 of Plats, page 71, records of Skagit County, Washington, lying North of the County Road, except any portion of said lots falling below the meander line or the line of ordinary high tide (depending on which of the two lines is further out).

Together with that portion of vacated Bay Street adjoining, which, upon vacation, attached to said premises by operation of law.

Situated in Skagit County, Washington.

EXHIBIT "A"