



202502130050

02/13/2025 02:29 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

**Real Estate Excise Tax  
Exempt**  
**Skagit County Treasurer**  
 By Cain Cross  
 Date 2/13/2025

After recording, return to:

SANDRA K THOMAS

11805 60 ST NE

LAKE STEVENS, Wa 98258

This space provided for recorder's use

**Washington Transfer on Death Deed**

I/we, SANDRA KAY THOMAS (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.**

Lt 7, 8, 9, BL 2, N Pacific Ave to AnacortesAssessor's Tax Parcel ID#: 3809-002-009-0004 Property ID 58146

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

Beneficiary: RICHARD DAVID GALINSON Relationship: SONAddress: 10 TOLUCA ESTATES DR, TOLUCA LAKE, CALIFORNIA 91602

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

Beneficiary: \_\_\_\_\_ Relationship: \_\_\_\_\_

Address: \_\_\_\_\_

**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):

Sandra Kay Thomas

SANDRA KAY THOMAS

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

Date

1-17-25

**EXHIBIT A**  
Legal Description

LOTS 7, 8, AND 9, BLOCK 2, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington. Subject TO: Easements and Waiver of damages of record. Physical Address: 2519 Oakes Ave, Anacortes, Wa. 98221

## 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 King } Snohomish

On January 17<sup>th</sup>, 2025, before me, Israel Nava-Alaniz  
(insert name and title of the officer), personally appeared Sandra Kay Thomas  
(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: Israel Nava-Alaniz  
Print Name: Israel Nava-Alaniz  
My Commission Expires: 07-21-2026, 2026

