



**202502190043**

02/19/2025 12:36 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

After recording return to:  
Stephen C. Schutt  
P.O. Box 1032  
Anacortes, WA 98221

**Real Estate Excise Tax  
Exempt**  
**Skagit County Treasurer**  
By Lena Thompson  
Date 2.4.25

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REVOCATION BY GRANTOR OF  
REVOCABLE TRANSFER ON DEATH DEED

THE GRANTOR: KORBY M. NIHART, a single woman

THE GRANTEE: KEVIN E. NIHART, a single man

ALTERNATE GRANTEE: AMANDA BURGHART, a married woman, as her separate property

ADDRESS: 1606 - 12<sup>TH</sup> STREET, ANACORTES, WA 98221

PARCEL NUMBER: P58002

TAX ID #: 3806-002-018-0006

ABBREVIATED LEGAL: Lots 17-18, Block 2, MUNK'S FIRST QUEEN ANNE ADD.

SUBJECT TO:

REFERENCE: Grant of Revocable Transfer on Death Deed recorded November 23, 2022  
under Auditor's File No. 202211230057

**GRANTOR.** The Grantor is KORBY M. NIHART, a single woman, whose mailing address is 1606 - 12<sup>th</sup> Street, Anacortes, WA 98221

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

LOTS 17 AND 18, BLOCK 2, MONK'S FIRST QUEEN ANNE ADDITION TO ANACORTES, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 1, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**REVOCATION OF PRIMARY & ALTERNATE BENEFICIARY.** The Grantor revokes the bequeath to the primary & alternate beneficiary, recorded under Auditor's File No. 202211230057.

**REVOCATION OF TRANSFER ON DEATH.** The Grantor revokes any future transfers of the Grantor's interest in the described property, including without limitation any after acquired title of the Grantor, to the beneficiary set forth above. Before Grantor's death, the Grantor has retained the right to revoke this deed.

**REAL ESTATE TAX EXEMPTION.** The recording of this Revocation of 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 Revocation of 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(7).

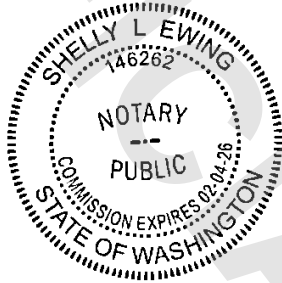
Dated this 27 day of January, 2025.

Korby M. Nihart  
KORBY M. NIHART, Grantor

STATE OF WASHINGTON       )  
  )ss  
COUNTY OF SKAGIT       )

On this day personally appeared before me **Korby M. Nihart**, to me known to be the agent for person described in and who is authorized to execute the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27<sup>th</sup> day of January, 2025.



Shelly L. Ewing  
Print Name: Shelly L. Ewing  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 02-04-26