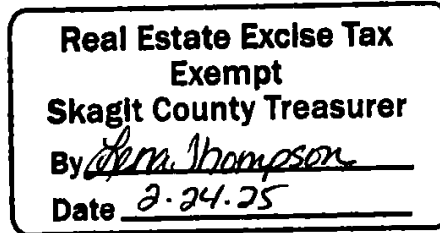




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02/24/2025 03:29 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

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



REVOCABLE TRANSFER ON DEATH DEED

THE GRANTOR: KORBY M. NIHART, a single woman

THE GRANTEE: KEVIN E. NIHART, a single man

ADDRESS: 1606 - 12TH 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:

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

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 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.

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiaries if the primary beneficiaries survive the Grantor:

KEVIN E. NIHART, a single man

ALTERNATE BENEFICIARY. If any of the primary beneficiaries do not survive the Grantor, the Grantor designates the surviving beneficiaries as Alternate Beneficiaries.

NONE

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 set forth above. Before Grantor's death, the Grantor retains the right to revoke this deed.

REAL ESTATE 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(7).

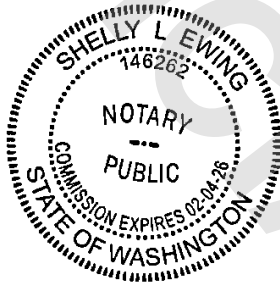
Dated this 19 day of February, 2025.

Korby M. Nihart
KORBY M. NIHART

STATE OF WASHINGTON)
)ss
COUNTY OF)

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 19th day of February, 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