



**202503100046**

03/10/2025 01:34 PM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

Filed for Record at Request of:  
Peggy N. Davis

When Recorded Return to:  
The Law Office of Deborah Holbert, PLLC  
P.O. Box 1046  
Freeland, WA 98249

<b>Real Estate Excise Tax</b>
<b>Exempt</b>
<b>Skagit County Treasurer</b>
By <u>Deborah Thompson</u>
Date <u>3.10.25</u>

Grantor:	PEGGY NELL JAMES, n/k/a Peggy N. Davis, a married women, as her separate property
Grantee:	JOY LYNN SCHULER, a married woman, as her sole and separate property
Abbreviated legal description:	Cascade River Park No. 2 Lot 7
Tax Parcel ID:	3872-000-007-0002/P63807

### REVOCABLE TRANSFER ON DEATH DEED

GRANTOR. The Grantor is PEGGY NELL JAMES (n/k/a/ Peggy N. Davis), a married woman, whose mailing address is 3580 Shell Street, Greenbank, Washington 98253.

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

Lot 7, Cascade River Park No. 2, according to the Plat thereof recorded in Volume 9 of Plats, at pages 20-21, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

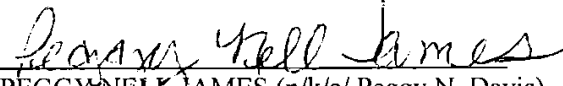
PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiary if the primary beneficiary survives the Grantor: JOY LYNN SCHULER, whose mailing address is 21631 41<sup>st</sup> Avenue S.E., Bothell, Washington 98021.

CONTINGENT BENEFICIARY. If the primary beneficiary does not survive the Grantor, then SCOTT SCHULER, whose mailing address is 21631 41<sup>st</sup> Avenue S.E., Bothell, Washington 98021 is designated as the contingent beneficiary.

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 beneficiary/beneficiaries 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 Grantors' death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(b) and WAC 458-61A-202.

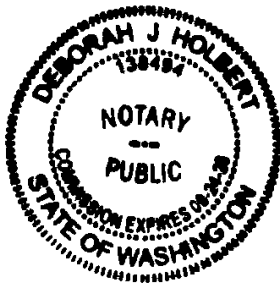
DATED this 27<sup>th</sup> day of February 2025.


  
 PEGGY NELL JAMES (n/k/a/ Peggy N. Davis)  
 Grantor

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF ISLAND )

I certify that I know or have satisfactory evidence that PEGGY N. DAVIS is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 27<sup>th</sup> day of February 2025.



  
 DEBORAH J. HOLBERT  
 NOTARY PUBLIC in and for the State of  
 Washington, residing at Freeland.  
 My commission expires: 9/24/2028.