

After Recording Return To:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 03/18/2025

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: **BEVERLY DEMMIN DEL ROSARIO**, a married woman
as her separate estate

GRANTEE/BENEFICIARY: **MICHELE L. CARPER**, a married woman as her separate
estate, as "transfer on death" beneficiary

Abbreviated Legal: UNIT 107, BLDG 1, THE RIDGE AT MADDOX CREEK,
A CONDO, PHASE 1

Additional Legal on: Pages 1 & 2

Assessor's Tax Parcel No.: P120827 / 4822-001-107-0000

THE GRANTOR, **BEVERLY DEMMIN DEL ROSARIO**, a married woman as her separate estate (**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 the GRANTEE/BENEFICIARY, **MICHELE L. CARPER**, a married woman as her separate estate, **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:

UNIT 107, BUILDING 1, "THE RIDGE AT MADDOX CREEK, A
CONDOMINIUM, PHASE 1," ACCORDING TO THE DECLARATION
THEREOF RECORDED SEPTEMBER 12, 2003, UNDER AUDITOR'S FILE

NO. 200309120223, AND SURVEY MAP AND PLANS THEREOF
RECORDED SEPTEMBER 12, 2003, UNDER AUDITOR'S FILE NO.
200309120222, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING
A PORTION OF LOT B-12, "MADDOX CREEK PUD PHASE 3,"
RECORDED AUGUST 14, 2000, UNDER AUDITOR'S FILE NO.
200008140137, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: Exceptions, easements, restrictions, and reservations of record.

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 such time as both Grantors have died is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(6)(b).

DATED: March 18, 2025.

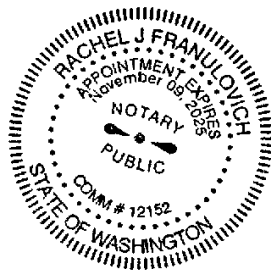
Beverly del Rosario
BEVERLY DEMMIN DEL ROSARIO

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence **BEVERLY DEMMIN DEL ROSARIO** 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 18th day of March, 2025.



Rachel J. Franulovich
Printed Name **Rachel Franulovich**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-09-2025