

After Recording Return To:

Curtis Cochran

202504220061

04/22/2025 03:31 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Cain Cress  
Date 4/22/2025

### REVOCABLE TRANSFER ON DEATH DEED

**GRANTOR:** CURTIS C. COCHRAN,  
an unmarried individual

**GRANTEE/BENEFICIARY:** COLBY C. COCHRAN,  
an unmarried individual, as "transfer on death" beneficiary

**Abbreviated Legal:** Ptn NW ¼, Section 19, Township 35, Range 02 E.W.M.

**Additional Legal on Page:** Exhibit "A"

**Assessor's Tax Parcel No:** 3772-043-008-0010 / P55127  
3772-043-009-0001 / P55129  
3772-043-012-0006 / P55130

THE GRANTOR, CURTIS C. COCHRAN, an unmarried individual (who shall retain fee simple ownership during his lifetime, with the retained power to revoke this Revocable Transfer on Death Deed prior to his 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, COLBY C. COCHRAN, an unmarried individual, 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:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: 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 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).

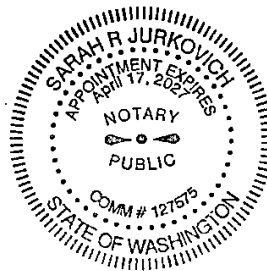
DATED: 01-22-2025, 2024: 2025

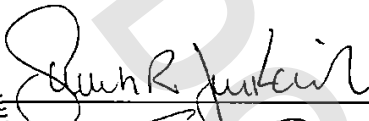
  
CURTIS C. COCHRAN

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **CURTIS C. COCHRAN** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 22<sup>nd</sup> day of January 2025, ~~October, 2024~~.





Printed Name Sarah R. Jurkovich  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 4-17-2027

**EXHIBIT "A"****Legal Description**

3772-043-008-0100 / P55127:

Lot 7 and the West ½ of Lot 8, Block 43, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

3772-04-009-0001 / P55129:

The East half of Lot 8 and all of Lot 9, Block 43, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

3772-043-012-0006 / P55130:

Lots 10, 11, and fractional 12, Block 43, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

TOGETHER WITH that portion of abandoned right-of-way of the Great Northern Railway in Government Lot 1, Section 19, Township 35 North, Range 2 East of the Willamette Meridian, lying South of the South line of the alley in Block 43, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington, and lying West of a diagonal line described as follows:

Beginning at a point on the South line of the alley in said Block 43, at its intersection with the most Northeasterly corner of an existing fence and which point bears North 89°56'50" West from the Northeast corner of Lot 13, Block 43, a distance of 140.29 feet; thence on a diagonal line bearing South 7°51'08" East, 101.01 feet, more or less, to a point on the South line of Lot 12, said Block 43, which point bears North 89°56'51" West from the Southeast corner of said Block 43, or the projected Southeast corner thereof, 126.39 feet;

Situated in Skagit County, Washington.

**Exhibit "A"**

**Revocable Transfer on Death Deed**