



202504250047

04/25/2025 11:07 AM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

File for record and return to:

JUDITH M MAGNUSON

Name  
1996 MAXITO DRIVE

Address

Address 2  
MOUNT VERNON WA 98173

City/State/Zip

Real Estate Exclse Tax  
Exempt  
Skagit County Treasurer  
By Cain Cress  
Date 4/25/25

REVOCABLE TRANSFER ON DEATH DEED

TRANSFEROR(S):	
1. NAME:	WARREN A MAGNUSON
ADDRESS:	1996 MAXITO DRIVE
2. NAME:	JUDITH M MAGNUSON
ADDRESS:	1996 MAXITO DRIVE

BENEFICIARY(IES):	
1. NAME:	ERIC A MAGNUSON
ADDRESS:	708 LILAC LAKE MOUNT VERNON WA
2. NAME:	GRETCHEN D CARPENTER
ADDRESS:	1935 265th AVE WA 98075
3. NAME:	/
ADDRESS:	/
4. NAME:	/
ADDRESS:	/

PARCEL NO(S):	P 78046
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ABBREVIATED LEGAL DESCRIPTION:	
(i.e., lot, block, plat, or township, range, quarter/quarter and reference to the document page number where the full legal description is included, if applicable)	LOT 204 TOTEM RIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 31, RECORDS OF SKAGIT COUNTY, WASHINGTON

**SINGULAR AND PLURAL** Wherever appropriate in this Quit Claim Deed, a singular term shall be construed to mean the plural where necessary, and a plural term the singular. For example, if at any time two or more parties shall constitute Transferor or Grantee, then the relevant term shall refer to

all parties together so designated. The masculine gender shall include the feminine and neuter genders, and vice versa.

**BENEFICIARIES.** The Transferor designates the above named Beneficiaries as the Beneficiary of this Transfer, in equal shares if multiple Beneficiaries.

**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 it is legally described as follows:


DESCRIPTION OF PROPERTY

LOT 22, TOTEM RIDGE, ACCORDING TO THE  
PLAT THEREOF RECORDED IN VOLUME  
10 OF PLATS PAGE 31, RECORDS OF  
SKAGIT COUNTY, WASHINGTON

**TRANSFER ON DEATH.** The Transferor transfers all of the Transferor's interest in the described property, including without limitation any after acquired title of the Transferor, to the Beneficiary set forth above upon the death of the last surviving Transferor. **Before the Transferor's death, the Transferor shall retain 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) by reason of RCW 82.45.010(3)(b) 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 this Transferor's death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.197(1)(i) and WAC 458-61A-202(6)(d).

Date this 10<sup>th</sup> day of February, 2025.

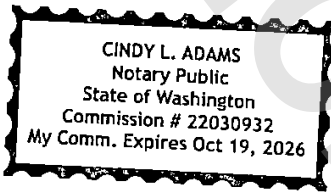
  
TRANSFEROR(S):

  
TRANSFEROR(S):

STATE OF WASHINGTON )  
COUNTY OF ) ss.  
SKAGIT )

I certify that I know or have satisfactory evidence the Transferor(s) is the person(s) who appeared before me and acknowledged that they signed the foregoing instrument and acknowledged it to be their free and voluntary act for the uses and purposes described in this instrument.

SUBSCRIBED to before me this 10<sup>th</sup> day of February, 2025.



Cindy L. Adams  
Cindy L. Adams, Notary Public  
Commission Expires: 10/19/26