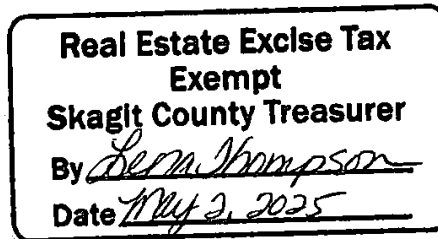




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05/02/2025 01:53 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

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



REVOCABLE TRANSFER ON DEATH DEED

THE GRANTOR(S): JULIE A. PEDERSON, a single woman

THE GRANTEE(S): SCOTT A. CAMERON, a single/married man

ADDRESS: 1412 - 19TH STREET, ANACORTES, WASHINGTON

PARCEL NUMBER: P55795

TAX ID #: 3772-122-014-0006

ABBREVIATED LEGAL: LOTS 13 AND 14, BLK 122, MAP OF THE CITY OF
ANACORTES

SUBJECT TO:

REFERENCE:

GRANTOR(S). The Grantor is JULIE A. PEDERSON, a single woman, whose mailing address is 1412 - 19th 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 13 AND 14, BLOCK 122, 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

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

SCOTT A. CAMERON a single/married 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).

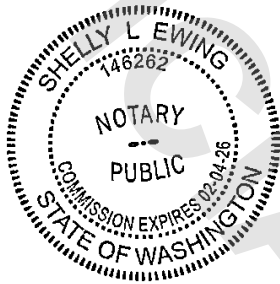
Dated this 1st day of May, 2025.


JULIE A. PEDERSON

STATE OF WASHINGTON)
)ss
COUNTY OF SKAGIT)

On this day personally appeared before me **Julie A. Pederson**, to me known to be the party 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 1st day of May, 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