



202505190043

05/19/2025 11:24 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When Recorded Return To:

Name: _____
Address: _____

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By Cain Cross
Date 5/19/2025

Space above this line for recorder's use only

WASHINGTON TRANSFER ON DEATH DEED

(Last name first, then first name and initial(s))

Grantor Full Name: Tammy Gundersen Marital Status: Single

Address: 1889 Coal Bunker Rd Sedro Woolley, WA
Austin

Grantor Full Name: Jeanette Catherine Austin Marital Status: Divorced

Address: 1889 Coal Bunker Rd Sedro Woolley, WA 98284

Abbreviated Legal Description: _____

Assessor's Property Tax Parcel or Account #: P47795 + P112889

GRANTOR, Tammy Annette Gundersen, for and in consideration of transfer on death pursuant to the Washington Uniform Real Property Transfer on Death Act, conveys and quitclaims to the following-designated beneficiary, as GRANTEE, effective only upon the death of Grantor, all right, title and interest in and to the following-described real estate, situated in the County of Skagit, State of Washington, including any interest therein which Grantor may hereafter acquire:

Section 12, Township 36 North, Range 3 E, WM.

[WRITE LEGAL DESCRIPTION HERE OR ATTACH EXHIBIT A]

Tax Parcel No. _____

eSign

PRIMARY BENEFICIARY. Grantor designates the following primary beneficiary if the primary beneficiary survives Grantor.

Full Name: Jeanette Catherine Austin Marital Status: Divorced
Address: _____

Full Name: _____ Marital Status: _____
Address: _____

ALTERNATE BENEFICIARY (OPTIONAL). If the primary beneficiary does not survive Grantor, Grantor designates the following the alternate beneficiary if that beneficiary survives Grantor.

Full Name: _____ Marital Status: _____
Address: _____

Full Name: _____ Marital Status: _____
Address: _____

TRANSFER ON DEATH. The Grantor transfers all of the Grantor's interest in the described real property, including without limitation any after acquired title of the Grantor, to the beneficiary designated above. Before the Grantor's death, the Grantor has the right to revoke this deed.

SPECIAL TERMS (OPTIONAL).

REAL ESTATE EXCISE TAX EXEMPTION. The recording of this 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 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(6)(d).

DATED this 19 day of May, 2025.

SIGNATURES.

Grantor Signature: Tammy A Gunderson Date: 5-19-2025
Printed Name: _____

Grantor Signature: _____ Date: _____
Printed Name: _____

ACKNOWLEDGMENT.

STATE OF WA
COUNTY OF SKAGIT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tammy Gunderson whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 05/19/2025 (mm/dd/yyyy)



Denon Lammatao
Notary Public

My Commission Expires: 11/02/2028

P47795**Current Legal Description** Abbreviation Definitions

(25.0600 ac) DF-81 #8 AF#8103160026 N1/2 N1/2 NW1/4, SECTION 12, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., EXC FDT BAT INT OF TH W EDGE OF SHAW RD & TH SO LI N1/2 N1/2 NW1/4 OF SD SEC TH W 730FT ALG SO LI OF N1/2 N1/2 NW1/4 OF SD SEC TO POB TH E 540FT ALG SD SO LI TH NLY 550FT PLT W LI OF SHAW RD TH W 200FT PLT N LI OF SE C TH SLY 554.5FT M/L TO POB

P112889

4.6400 ac) (INC M/H 1990 FLEETWOOD 56X28 VIN#ORFLK48A10200BS) LOC IN THE FOLLOWING DESCRIBED TRACT IN THE N1/2 OF THE N1/2 OF THE NW1/4, SECTION 12, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DAF BEGINNING AT THE INT OF THE WEST EDGE OF SHAW RD AND THE SOUTH LINE OF THE N1/2 OF THE N1/2 OF THE NW1/4 OF SAID SECTION THENCE WEST 730 FEET ALONG SOUTH LINE OF THE N1/2 OF THE N1/2 OF THE NW1/4 OF SAID SECTION TO THE POINT OF BEGINNING THENCE E 540 FEET ALONG SAID SOUTH LINE THENCE NORTHERLY 550 FEET PARALLEL TO THE WEST LINE OF SHAW RD THENCE WEST 200 FEET PARALLEL TO THE NORTH LINE OF SECTION THENCE SOUTHERLY 554.5 FEET M/L TO THE POINT OF BEGINNING