



202505210035

05/21/2025 12:03 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

File for record and return to:

Lowell Law Office
PO Box 1346
Burlington, WA 98233

**Real Estate Excise Tax
Exempt
Skagit County Treasurer**

By Ben Thompson

Date 5-21-25

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR(s): JANET M. KOOPSEN, as her separate property

GRANTEE(s): BRIAN M. KOOPSEN, has his separate property

ADDRESS: 7596 Pressentin Ct, Concrete WA 98237

PARCEL NUMBER: P121862

ABBREVIATED LEGAL: (1.5500 ac) LOT 28, PLAT OF PRESSENTIN RANCH,
RECORDED ON AUGUST 9, 2004, UNDER AUDITOR'S FILE NO. 800408090115,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantor is JANET M. KOOPSEN whose mailing address is 7596 PRESENTIN CT, CONCRETE WA 98237

LEGAL DESCRIPTION. The real property that is the subject of this Revocable Transfer on Death Deed is situated in County of Skagit, State of Washington, and it is legally described as follows:

Parcel 121862 (XrefID 4839-000-028-0000)

(1.5500 ac) LOT 28, PLAT OF PRESENTIN RANCH, RECORDED ON AUGUST 9, 2004, UNDER AUDITOR'S FILE NO. 800408090115, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PRIMARY BENEFICIARY. The Grantor, JANET M. KOOPSEN, designates her son, BRIAN M. KOOPSEN as the primary beneficiary.

TRANSFER ON DEATH. The Grantor(s) 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 the Grantor's death, the Grantor retains 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) and is therefore not subject to real estate excise tax. The transfer will occur under this Revocable Transfer on Death Deed at any 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).

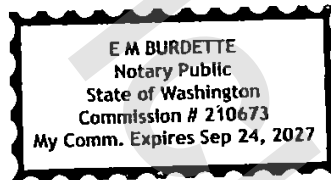
DATED this 20 day of May, 2025.

Janet M. Koopsen
JANET M. KOOPSEN

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss

On this day personally appeared before me, JANET M. KOOPSEN, who executed 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 on this 20 day of May, 2025.



Emburdole
NOTARY PUBLIC in and for the
State of Washington, residing at Burlington WA
Commission expires: 9-24-2027