



202506030039

06/03/2025 11:15 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

After recording, return to:

Hendrick Fung
17055 Jacqueline Dr
Burlington, WA 98233

**Real Estate Excise Tax
Exempt**

Skagit County Treasurer

By Bela Martinez

Date June 3, 2025

This space provided for recorder's use

Washington Transfer on Death Deed

I/we, Hendrick Fung (Grantor), being of sound mind and legal capacity, hereby convey, effective upon my death, the following real property located in the County of SKAGIT, State of Washington:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 3 as EXHIBIT A.

Abbreviated Legal: (Required if full legal not inserted above.) LOT 3 "PLAT OF DEARDOWN ASPER PLAT RECORDED IN VOLUME 15 OF PLAT, PAGE 121 AND 122, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON SITUATE IN THE COUNTY OF SKAGIT COUNTY STATE OF WASHINGTON"
Assessor's Tax Parcel ID#: P104897

I designate the following grantee beneficiary if the grantee beneficiary survives me:

Beneficiary: Hendrick Fung Jr. Relationship: Son
Address: 1059 SW Ulysses St, Oak Harbor WA 98277

If the grantee beneficiary does not survive me, I designate the following alternate beneficiary:

Beneficiary: Andrew Fung Relationship: Son
Address: 11133 24th Place SE, Lake Stevens, WA 98258

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 as designated above. Before the Grantor's death, the Grantor has 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 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) and WAC 458-61A-202(6).

Signature(s): Hendrick Fung

Owner(s)/Grantor(s) Printed Name(s) Hendrick Fung Date 6-3-25



NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Washington }
County of SILVER }

On June 3, 2025, before me, Belen Martinez
(insert name and title of the officer), personally appeared Kendrick Fung
(seller's name) who proved to me on the basis of satisfactory evidence to be the person
whose name is subscribed within the Transfer on Death Deed and acknowledged to me
that they executed the same in their authorized capacity, and that by their signature on
the instrument the person, or the entity upon behalf of which the person acted, executed
the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of
Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public: Belen Martinez
Print Name: Belen Martinez
My Commission Expires: March 30, 2026

(seal)

