



202507030054

07/03/2025 01:44 PM 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 Belen Martin

Date July 3, 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: James B. Cooper Marital Status: Married

Address: 43955 Eagle View Ct., Concrete, WA 98237

Grantor Full Name: Ruth E. Cooper Marital Status: Married

Address: 43955 Eagle View Ct., Concrete, WA 98237

Abbreviated Legal Description: A: Lot 87, Valley's West-Wilderness Village No. 3; B: Ptn Lot 4, Eagle Hill.

Assessor's Property Tax Parcel or Account #: P104375 and P108414

GRANTOR, James B. Cooper and Ruth E. Cooper, Husband and Wife, as Community Property, 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:

See attached Exhibit A for Property Description on Parcel Numbers: P104375 and P108414.

Grantee: James Francis Cooper

[WRITE LEGAL DESCRIPTION HERE OR ATTACH EXHIBIT A]

Tax Parcel No. P104375 and P108414

eSign

Page 1 of 3

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

Full Name: James Francis Cooper Marital Status: Single
Address: 3 Raintree Ln., Cazadero, CA 95421

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).

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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 2nd day of July, 2025.

SIGNATURES.

Grantor Signature: [Signature] Date: 7/2/25
Printed Name: James B. Cooper

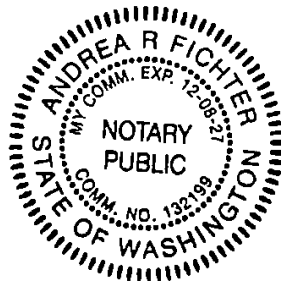
Grantor Signature: [Signature] Date: 7/2/25
Printed Name: Ruth E. Cooper

ACKNOWLEDGMENT.

STATE OF Washington
COUNTY OF Skagit

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James B + Ruth E Cooper 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 07/02/25 (mm/dd/yyyy)



[Signature]
Notary Public

My Commission Expires: 12/08/27

Exhibit A

150271-OE

Schedule "A-1"

DESCRIPTION:

PARCEL "A":

Lot 87, "PLAT OF VALLEYS WEST-WILDERNESS VILLAGE DIV. NO. 3", as per plat recorded in Volume 15 of Plats, page 116, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Portion of Lot 4, "PLAT OF EAGLE HILL," as per plat recorded in Volume 16 of Plats, pages 67 and 68, records of Skagit County, Washington. ALSO KNOWN AS:

That portion of Government Lot 3 of Section 9, Township 35 North, Range 8 East, W.M., lying North of the following described line:

Beginning at the Southeast corner of the "PLAT OF VALLEYS WEST-WILDERNESS VILLAGE DIV. NO. 3", as per plat recorded in Volume 15 of Plats, page 116, records of Skagit County, Washington; thence South 89°28'13" East along the Easterly projection of the South line of said Plat, a distance of 100 feet; thence North 70°00'00" East to the Skagit River and the terminus of said line, and lying Southerly of the North line of Tract 86 of said Plat, and said North line projected Easterly.

EXCEPT that portion of the above described parcel lying Southerly of the South line of Lot 87 and that portion lying Northerly of the North line of Lot 87 of said "PLAT OF VALLEYS WEST WILDERNESS VILLAGE, DIVISION NO. 3", projected Easterly.

Situate in the County of Skagit, State of Washington.