



202507140074

07/14/2025 12:57 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

When Recorded Return To:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

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

By Lera Thompson  
Date 7.14.25

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: Mark Ahm Marital Status: Single

Address: 7428 Skagit View Drive, Concrete, WA 98237

Grantor Full Name: \_\_\_\_\_ Marital Status: \_\_\_\_\_

Address: \_\_\_\_\_

Abbreviated Legal Description: (0.5000 ac) Lot 36, Wildemess Village, for Parcel P78219

Assessor's Property Tax Parcel or Account #: P78219

GRANTOR, Mark Ahm, 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:

(0.5000 ac) LOT 36, WILDERNESS VILLAGE DIV. NO. 1, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 48, 49 AND 50 INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON, FOR PARCEL P78219.

Grantee's: Rachel Elizabeth Ahm, daughter and Seth Thomas Ahm, son.

[WRITE LEGAL DESCRIPTION HERE OR ATTACH EXHIBIT A]

Tax Parcel No. P78219

**eSign**

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

Full Name: Rachel Elizabeth Ahm Marital Status: Single  
Address: 1224 1/2 Glenn Street, Santa Rosa, CA 95401

Full Name: Seth Thomas Ahm Marital Status: Married  
Address: 20287 S.W. Angie Lane, Beaverton, OR 97003

**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).

**eSign**

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DATED this 14 day of July, 2025

**SIGNATURES.**

Grantor Signature: [Signature] Date: 7/14/25  
Printed Name: Mark T. Ahn

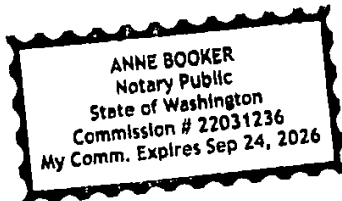
Grantor Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

**ACKNOWLEDGMENT.**

STATE OF Washington  
COUNTY OF Skagit

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Ahn 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 07/14/2025 (mm/dd/yyyy)



[Signature]  
Notary Public

My Commission Expires: 9/24/26