



202507180109

07/18/2025 02:11 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By Blair Manta
Date July 18, 2025

After recording, return to:

This space provided for recorder's use

Washington Transfer on Death Deed

I/we, PHYLLIS ANN HENSHAW (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 56, CASCADE RIVER PARK NO 3

Assessor's Tax Parcel ID#: P63929

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

Beneficiary: DEAN HABOWSKI Relationship: SON
Address: 11804 38TH AVE NE MARYSVILLE WA 98271

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

Beneficiary: _____ Relationship: _____
Address: _____

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): Phyllis Henshaw
PHYLLIS ANN HENSHAW
Owner(s)/Grantor(s) Printed Name(s)
Date 7/17/25



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 SNOHOMISH }

On July 17th, 2025, before me, LINDSEY APPLETON (NOTARY)
(insert name and title of the officer), personally appeared Phyllis Ann Henshaw
(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: [Signature]
Print Name: LINDSEY APPLETON
My Commission Expires: May 15th, 2028

(seal)

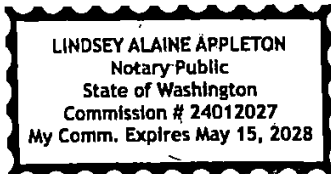


EXHIBIT A

Legal Description

LOT 56, CASCADE RIVER PARK NO 3, AS PER PLAT
RECORDED IN VOLUME 9 OF PLATS, PAGES 22 TO 24,
INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.