



202508280168

08/28/2025 12:04 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When Recorded Return to:

James Renfro
13052 Sunset Lane
Anacortes, Washington 98221

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By *Terna Thompson*
Date *8.28.25*

WASHINGTON REVOCABLE TRANSFER ON DEATH DEED

DATED: *August 25, 2025*

PREPARED BY: James Renfro, 13052 Sunset Lane, Anacortes, WA 98221

ASSESSOR'S PARCEL NUMBER: P68447
& 3982-000-013-0001
*Lot 13 Rancho San Juan
Del mar Div II*

Owners (Transferors) Making This Deed:

Name: **James Renfro**

Address: 13052 Sunset Ln, Anacortes, Washington, 98221

Marital Status: Married

Name: **Stephanie Renfro**

Address: 13052 Sunset Ln, Anacortes, Washington, 98221

Marital Status: Married

Primary Beneficiaries Under This Deed:

Name: **Helen Renfro**

Address: 94 E 39th Ave, Apt C, San Mateo, California, 94403

Marital Status: Single (Not Married)

Name: **Gavon Renfro**

Address: 13052 Sunset Ln, Anacortes, Washington, 98221

Marital Status: Single (Not Married)

No alternate beneficiaries are designated under this Deed.

Legal description of the property:

PARCEL A: Lot 13, PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO.11, according to the plat thereof, recorded in Volume 9 of Plats, page 84, records of Skagit County, Washington.

PARCEL B: An undivided 1/23 interest each in and to the following described tract of land for the purpose of giving each owner beach access

The North 26 feet of Lot 1 as measured on the West side thereof, Plat of Rancho San Juan Del Mar, Subdivision No. 11, as recorded under Auditor's File Nos. 732552 and 732553, records of Skagit County, Washington. EXCEPT the North 6 feet thereof.

ALL situated in Skagit County, Washington

Assessor's Property Tax Parcel/Account Number(s): P68447 & 3982-000-013-0001

Commonly known as: 13052 Sunset Ln, Anacortes, Washington, 98221.

TRANSFER ON DEATH

We, the Owners (Transferors), for and in consideration of transfer on death pursuant to the Washington Uniform Real Property Transfer on Death Act, convey and quitclaim to the above-designated Beneficiaries, effective only upon our death, all right, title and interest in and to the described real property.

We transfer all of our interest in the described real property, including, without limitation, any interest therein that we may hereafter acquire, to the Beneficiaries, as identified above.

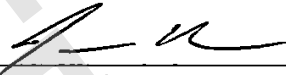
Before our death, we have the right to revoke this Deed.

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 death of Owners

(Transferors) 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).

IN WITNESS WHEREOF, Owners (Transferors) duly executed this Deed on

8/25/25.

Signature: 

Print Name: James Renfro

Signature: 

Print Name: Stephanie Renfro

NOTARY ACKNOWLEDGMENT:

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

State of Washington)
) ss.

County of Skaagit)

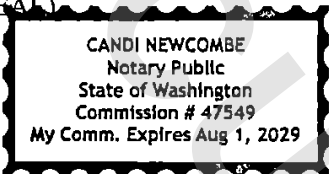
On this 25 day of August, 2025, before me,
Candi Newcombe, personally appeared,
James Rastro and Stephanie Rastro, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument, titled Washington Transfer on Death Deed, and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on said instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed said 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.

Candi Newcombe (SEAL)
Notary Signature

Candi Newcombe
Notary Printed Name



My Commission Expires: 8/1/29