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09/02/2025 01:28 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

After Recording, Return to:

James L. Kotschwar
Attorney at Law
P.O. Box 1593
Oak Harbor, WA 98277

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By [Signature]
Date 09/02/2025

REVOCABLE TRANSFER ON DEATH DEED

THE GRANTOR, MAUREEN KAY DOW, as her separate estate, has the following mailing address:
2103 9th Street, Anacortes, Washington 98221.

LEGAL DESCRIPTION. The real property that is the subject of this Revocable Transfer on Death Deed is situated in the County of Skagit, State of Washington, and is fully described as follows:

Lots 1, 2, and the East 5 feet of Lot 3, Block 197, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Also known as Skagit County tax parcel no. 3772-197-003-0001.

BENEFICIARY. On the condition that Grantee, who is the son of the Grantor, namely: **RICHARD J. DOW**, a married person as his separate estate, survives the Grantor, the Grantor designates Grantee as the primary beneficiary. In the event that the Grantee does not survive the Grantor, this transfer shall be deemed fully revoked.

TRANSFER ON DEATH. For and in consideration of love and affection and no monetary consideration, upon the date of Grantor's death the Grantor transfers to Grantee all of the Grantor's interest in the above-described property, including, without limitation, any hereafter-acquired title of the Grantor. Before the Grantor's death, the Grantor reserves 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(3)(b) 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 Grantor's death is exempt from the Washington Real Excise Tax by reason of WAC 458-61A-202(6)(d). Further, the Washington Real Estate Excise Tax Affidavit is not required for the recording of this Revocable Transfer on Death Deed by reason of WAC 458-61A-303(3)(j). The beneficiary will file the Washington Real Estate Excise Tax Affidavit after Grantor's death when perfecting title by presenting a certified copy of the Grantor's death certificate.

SIGNED this 18th day of August, 2025.

[Signature]
MAUREEN KAY DOW

STATE OF WASHINGTON)

) ss.

County of Island)

On this 28th day of August, 2025, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **MAUREEN KAY DOW**, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that she signed and sealed the said instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



A handwritten signature in cursive script, appearing to read "Aelin Wolfheart".

Aelin Wolfheart

Notary Public in and for the State of
Washington, residing in Oak Harbor
My commission expires Jul. 9, 2027

D2025:D