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09/03/2025 10:33 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By: Kaylee Oudman
Date: 09/03/2025

After recording, return to:

This space provided for recorder's use

Washington Transfer on Death Deed

I/we, Betsy Lee Rogers (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.)

LOTS 11, 12 AND SOUTH 10 FEET OF LOT 10
BLACK 10

Assessor's Tax Parcel ID#: P58839

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

Beneficiary: DEBORA JEAN FOX-McCLARY Relationship: daughter
Address: 7776 W Quail Ave Pearia, AZ 85382

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

Beneficiary: Joseph RAYMOND McCLARY Relationship: SON-in-law
Address: 7776 W Quail Ave Pearia, AZ 85382

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): Betsy L. Rogers

Betsy L. Rogers 9/3/2025
Owner(s)/Grantor(s) Printed Name(s) Date



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 Skagit }

On September 3, 2025, before me, Kaylee Oudman, Notary Public
(insert name and title of the officer), personally appeared Betsy Lee Rogers
(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: Kaylee Oudman
Print Name: Kaylee Oudman
My Commission Expires: March 30, 2026

(seal)

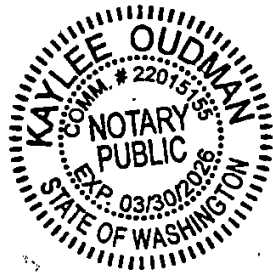


EXHIBIT A
Legal Description

LOTS 11, 12 AND THE SOUTH 10 FEET OF LOT 10, BLOCK 10, SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THE EAST 10 FEET OF R AVENUE, AS VACATED, ABUTTING ON SAID LOTS.