



202509030050

09/03/2025 11:21 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

Return Address:

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Gern Thompson
Date 9.3.25

Document Title:

Transfer on Death Deed

Reference Number (if applicable): _____

Grantor(s):

☐ additional grantor names on page ____

- 1) Ervin Lester Nell
- 2) _____

Grantee(s):

☐ additional grantor names on page ____

- 1) Edwin Charles Nell Jr.
- 2) Peggy Darlene Nell

Abbreviated Legal Description:

☐ full legal on page(s) ____

Lot 23, Block C Cape Horn on the Skagit

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page ____

P62947

When Recorded Return To:

Name: Edwin and Peggy Nell
Address: 41942 Cape Horn Dr.
Concrete, WA 98237

Space above this line for recorder's use only

WASHINGTON TRANSFER ON DEATH DEED

Grantor Full Name: Ervin Lester Nell
Address: 41516 Cape Horn Dr
Concrete, WA 98237

Marital Status: Single

Abbreviated Legal Description:

Lot 23, Block C, Cape Horn on the Skagit, As Per Plat Recorded in Volume 8 of Plats,
Pages 92 through 97, Records of Skagit County, Washington.

Assessor's Property Tax Parcel: P62947

GRANTOR, Ervin Lester Nell, 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:

Lot 23, Block C, Cape Horn on the Skagit, As Per Plat Recorded in Volume 8 of Plats,
Pages 92 through 97, Records of Skagit County, Washington.

Tax Parcel No.: P62947

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

Full Name: Edwin Charles Nell Jr.
Address: 41942 Cape Horn Dr.
Concrete, WA. 98237

Marital Status: Married

Full Name: Peggy Darlene Nell
Address: 41942 Cape Horn Dr.
Concrete, WA. 98237

Marital Status: Married

(Initials) EN

Page 1 of 2

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.

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).

DATED this 7th day of September, 2025

SIGNATURES:

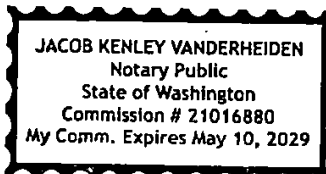
Grantor Signature: *Ervin Lester Nell* Date: 09/02/2025
Printed Name: Ervin Lester Nell

ACKNOWLEDGMENT.

STATE OF WASHINGTON
COUNTY OF Whatcom

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ervin Lester Nell whose name is 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 09/02/2025 (mm/dd/yyyy)



Jacob Kenley Vanderheiden
Notary Public

My Commission Expires: 5/10/2025