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09/03/2025 03:04 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

**Real Estate Excise Tax
Exempt
Skagit County Treasurer**
By Bela Monty
Date September 3, 2025

After recording, return to:

This space provided for recorder's use

Washington Transfer on Death Deed

I/we, JOSE R HERNANDEZ AKA JOSE DEL ROSARIO BLAS HERNANDEZ (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 12, Green Acres Estates

Assessor's Tax Parcel ID#: P79705 | 4349-000-012-0008

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

Beneficiary: ANNALEE MARIE HERNANDEZ **Relationship:** DAUGHTER
Address: 18388 ANDIS PL, BURLINGTON, WA 98233

Beneficiary: EDWARD ANTHONY ALATORRE **Relationship:** SON
Address: 18388 ANDIS PL, BURLINGTON, WA 98233

Beneficiary: CHRISTOPHER ROBIN ALATORRE **Relationship:** SON
Address: 18388 ANDIS PL, BURLINGTON, WA 98233

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): [Signature]
JOSE R HERNANDEZ
Owner(s)/Grantor(s) Printed Name(s) 9-3-2025
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, personally appeared JOSE R HERNANDEZ 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: Kaylee Oudman
My Commission Expires: 3/30/ 2026

(seal)

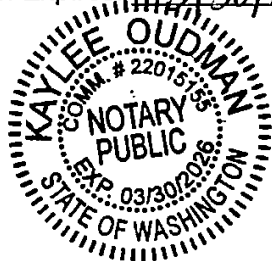


EXHIBIT A
Legal Description

P79705 | 4349-000-012-0008
(.27 AC) DK 12: LOT 12, GREEN ACRES ESTATES, AS PER PLAT RECORDED IN VOLUME 11 OF
PLATS, PAGES 53 AND 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.