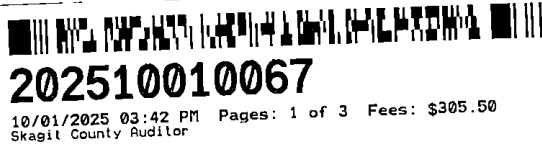


After recording please return to:  
The Law Office of Justin Rothboeck  
1008 5<sup>th</sup> Street  
Anacortes, Washington 98221



Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Anna Thompson  
Date 10.1.25

## **TRANSFER ON DEATH DEED**

GRANTOR/TRANSFEROR: PATTY ANN KNUDSON, a single woman as her sole and separate property

GRANTEE/DESIGNATED BENEFICIARIES: RANDY LEE KNUDSON AND ERIC MICHAEL KNUDSON, as tenants in common

### **THIS DEED TRANSFERS TWO PARCELS ON DEATH**

#### **PARCEL ONE:**

Abbreviated  
Legal:

(.1700 AC) THE EAST 15 FEET OF LOT 18 AND ALL LOTS 19 AND 20, BLOCK 168, 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.

Parcel Number: P56076  
XrefID: 3772-168-020-0001

#### **PARCEL TWO:**

Abbreviated  
Legal:

LOTS 15 AND 16 AND THE NORTH 25 FEET OF LOTS 13 AND 14, BLOCK 1, J.M. MOORE'S ADDITION TO ANACORTES, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 32, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Parcel Number: P57898  
XrefID: 3804-001-016-0010

The GRANTOR/TRANSFEROR PATTY ANN KNUDSON, a single woman and resident of Skagit County, Washington, in consideration of the love and affection she has for her sons RANDY LEE KNUDSON and ERIC MICHAEL KNUDSON, and for planning for the disposition of her estate, but for no other consideration, upon her death transfers to the Grantee/Designated Beneficiaries, RANDY LEE KNUDSON and ERIC MICHAEL KNUDSON, as tenants in common, all her interest in the following described properties;

PARCEL 1: Skagit County Parcel P56076:

The East 15 feet of Lot 18 and all of Lots 19 and 20, Block 168, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Situate in the County of Skagit, State of Washington.

PARCEL 2: Skagit County Parcel P57898:

Lots 15 and 16, Block 1, "J.M. MOORE'S ADDITION TO ANACORTES, according to the plat recorded in Volume 1 of Plats, page 32, records of Skagit County, Washington.

TOGETHER WITH: The North 25 feet of Lot 13 and 14, Block 1, "J.M. MOORE'S ADDITION TO ANACORTES", according to the Plat recorded in Volume 1 of Plats, page 32, records of Skagit County, Washington.

Subject to utility easements through, under, and across the East 7 1/2 feet of Lot 13, and the West 5 feet of Lot 14, granted to benefit the South 75 feet of Lots 13 and 14, Block 1, all in "J.M. MOORE'S ADDITION TO ANACORTES", according to the Plat recorded in Volume 1 of Plats, page 32, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Each parcel is subject to easements, conditions, reservations and all other matters of record, if any.

THE TRANSFER DESCRIBED IN THIS DOCUMENT IS CONTINGENT ON AT LEAST ONE THE GRANTEE/DESIGNATED BENEFICIARIES, RANDY LEE KNUDSON AND ERIC MICHAEL KNUDSON, SURVIVING THE GRANTOR/TRANSFEROR PATTY ANN KNUDSON.

SHOULD EITHER RANDY LEE KNUDSON OR ERIC MICHAEL KNUDSON FAIL TO SURVIVE PATTY ANN KNUDSON, THEN THE ENTIRE INTEREST TRANSFERRED BY THIS DEED WILL PASS TO THE SURVIVING GRANTEE/DESIGNATED BENEFICIARY. SHOULD BOTH THE GRANTEE/DESIGNATED BENEFICIARIES PREDECEASE THE GRANTOR/TRANSFEROR, THEN THIS DEED SHALL LAPSE AND HAVE NO FORCE OR EFFECT.

This deed transfers no legal or equitable interest in the described property until the death of the Grantor/Transferor and is governed by chapter 64.80 RCW.

This Transfer on Death Deed remains fully revocable during the lifetime of the Grantor/Transferor and is conditioned on the survival of the named Grantee/Designated-Beneficiary.

The undersigned declares that at the time of executing this deed she is of sound and disposing mind and memory, not acting under duress, menace or fraud of any person whomsoever and makes and executes this instrument after carefully considering the task on which she is engaged, the nature and extent of her estate and the intended succession to the real property described above.

REAL ESTATE EXCISE TAX EXEMPTION: This revocable transfer on death deed is an inheritance only and not related to any contractual obligation. It is exempt from real

estate excise tax, both at the time of recording pursuant to RCW 82.45.010(3)(b), and at the time of transfer upon the death of the Grantor/Transferor pursuant to WAC 458-61A-202(6)(d).

Dated this 25<sup>th</sup> day of September 2025.

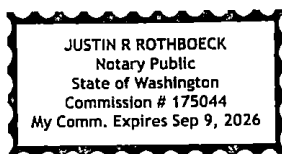
Patty Ann Knudson

Patty Ann Knudson – Grantor/Transferor

State of Washington     )  
  )     ss.  
County of Skagit         )

On this day personally appeared before me **Patty Ann Knudson** to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 25<sup>th</sup> day of September 2025.



Justin Rothboeck  
Justin Rothboeck  
Notary Public in and for the State of Washington  
Residing at Anacortes, Washington  
My appointment expires September 9, 2026