

202512080047

12/08/2025 12:01 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

File for record and return to:
Lowell Law Office
PO Box 1346
Burlington, WA 98233

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Dana Thompson
Date 12.8.25

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: ELLEN JO MCKINSTRY-MOONS

GRANTEE(s): CHRISTOPHER HUSAYN ALLEN

ADDRESS: 8984 West Pressentin Drive, Concrete, WA 98237

PARCEL NUMBER: P68094 and XrefID: 3968-000-017-0005

ABBREVIATED LEGAL: Property 1: Quarter SW, Section 13, Township 35, Range 07
Lot 17, Pressentin Creek Wilderness Subdivision No 1

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantor is ELLEN JO MCKINSTRY-MOONS whose mailing address is 8984 West Pressentin Drive, Concrete, WA 98237.

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

P#: P68094 and XrefID: 3968-000-017-0005

Lot 17, Pressentin Creek Wilderness Subdivision No. 1, according to the Plat thereof, recorded in Volume 8 of Plats, Page 47, Records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions and reservations of record

PRIMARY BENEFICIARY. The Grantor, ELLEN JO MCKINSTRY-MOONS, designates her son, CHRISTOPHER HUSAYN ALLEN, as the primary beneficiary.

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 set forth above. Before the Grantor's death, the Grantor retains 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 will occur under this Revocable Transfer on Death Deed at any 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(7).

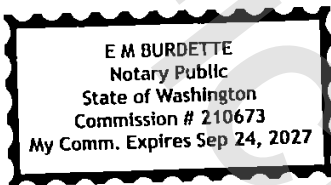
DATED this 4 day of December, 2025.


ELLEN JO MCKINSTRY-MOONS

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

On this day personally appeared before me ELLEN JO MCKINSTRY-MOONS, 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 on this 4 day of December, 2025.



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Notary Public in and for the State of Washington,
Residing at: Burlington WA
My commission expires: 9.24.2027.