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02/18/2026 12:06 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When Recorded Return to:

Pauline Queen
408 3rd Street
Anacortes, WA 98221

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By *Arena Thompson*
Date 2.18.26

WASHINGTON REVOCABLE TRANSFER ON DEATH DEED

DATED: February 18 2026

PREPARED BY: Hattie Jerani Queen, 408 3rd Street, Anacortes, WA 98221

ASSESSOR'S PARCEL NUMBER: 56470

Owner (Transferor) Making This Deed:

Name: Pauline Queen
Address: 408 3rd St, Anacortes, Washington, 98221
Marital Status: Widowed

Primary Beneficiary Under This Deed:

Name: Hattie Jerani Queen
Address: 408 3rd St, Anacortes, Washington, 98221
Marital Status: Married

No alternate beneficiaries are designated under this Deed.

Legal description of the property:

LOTS 16 AND 17, BLOCK 285, 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.

Assessor's Property Tax Parcel/Account Number(s): 56470

Commonly known as: 408 3rd St, Anacortes, Washington, 98221.

TRANSFER ON DEATH

I, the Owner (Transferor), for and in consideration of transfer on death pursuant to the Washington Uniform Real Property Transfer on Death Act, convey and quitclaim to the above-designated Beneficiary, effective only upon my death, all right, title and interest in and to the described real property.

I transfer all of my interest in the described real property, including, without limitation, any interest therein that I may hereafter acquire, to the Beneficiary, as identified above.

Before my death, I have 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 death of Owner (Transferor) 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).

IN WITNESS WHEREOF, Owner (Transferor) duly executed this Deed on February 18 2026.

Signature: Pauline Queen
Print Name: Pauline Queen

NOTARY ACKNOWLEDGMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Washington)
) ss.

County of Skagit)

On this 17 day of February, 2026, before me,
Paulene Queen, personally appeared,
_____, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the foregoing transfer on death deed instrument, titled
_____, and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)
on said instrument the person(s), or the entity upon behalf of which the person(s) acted, executed
said 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.

[Signature] (SEAL)
Notary Signature

Laurie Hodgson
Notary Printed Name

My Commission Expires: 01-12-2028

