



202604230015

04/23/2026 10:34 AM 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 *Debra Thompson*  
Date *4.23.26*

**REVOCABLE TRANSFER ON DEATH DEED**

GRANTOR(s): TERRY A. GUNERIUS, as his separate property

GRANTEE(s): TERESA GUNERIUS, as her separate property

ADDRESS: 230 East Rio Vista Avenue, Burlington WA 98233

PARCEL NUMBER: P72678

ABBREVIATED LEGAL: NW Quarter, Section 05, Township 34, Range 04

SUBJECT TO: Easements, restrictions and reservations of record

Transfer on Death Deed- page 1 of 3

**GRANTORS.** The Grantor is TERRY A. GUNERIUS, as his separate property, whose mailing address is 230 East Rio Vista Ave, Burlington WA 98233.

**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:

Parcel 72678 (XrefID 4089-002-009-0003)

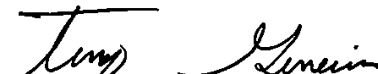
DK 12: E1/2 LOT 6 ALL OF LOTS 7 TO 9, BLOCK 2, KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PRIMARY BENEFICIARY.** The Grantor, TERRY A. GUNERIUS, designates his sister, TERESA GUNERIUS, as her separate property, as the primary beneficiary(s).

**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).

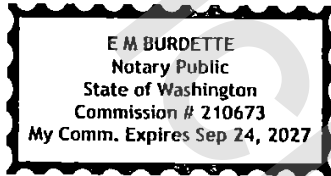
DATED this 16 day of April, 2026.

  
\_\_\_\_\_  
TERRY A. GUNERIUS

STATE OF WASHINGTON     )  
                                          ) ss  
COUNTY OF SKAGIT     )

On this day personally appeared before me, TERRY A. GUNERIUS who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal on this 16 day of April, 2026.



*E M Burdette*  
NOTARY PUBLIC in and for the State of  
Washington, residing at Burlington WA  
Commission expires: 9.24.2027