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06/22/2026 02:54 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

File for record and return to:

RICHARD DOUGLAS ROBERTS
Name
3500 NE SAWDUST HILL ROAD
Address
Address 2
POULSBO, WA 98370
City/State/Zip

Real Estate Excise Tax
Exempt
Skagit County Treasurer

By [Signature]
Date 6/27/26

REVOCABLE TRANSFER ON DEATH DEED

TRANSFEROR(S):	
1. NAME:	RICHARD DOUGLAS ROBERTS
ADDRESS:	3500 NE SAWDUST HILL ROAD, POULSBO WA 98370
2. NAME:	
ADDRESS:	

BENEFICIARY(IES):	
1. NAME:	JILL SUSAN ROBERTS
ADDRESS:	3500 NE SAWDUST HILL ROAD, POULSBO WA 98370
2. NAME:	
ADDRESS:	
3. NAME:	
ADDRESS:	
4. NAME:	
ADDRESS:	

PARCEL NO(S):	P58975, 3816-010-013-0003
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202202280233

ABBREVIATED LEGAL DESCRIPTION:	
(i.e., lot, block, plat, or township, range, quarter/quarter and reference to the document page number where the full legal description is included, if applicable)	PTN LOTS 11 & 14, ALL OF LOTS 12 & 13, BLK 10, 1 ST PLATS OF SHP HARBOR

SINGULAR AND PLURAL Wherever appropriate in this Revocable Transfer on Death Deed, a singular term shall be construed to mean the plural where necessary, and a plural term the singular. For example, if at any time two or more parties shall constitute Transferor or Grantee, then the relevant

term shall refer to all parties together so designated. The masculine gender shall include the feminine and neuter genders, and vice versa.

BENEFICIARIES. The Transferor designates the above named Beneficiaries as the Beneficiary of this Transfer, in equal shares if multiple Beneficiaries.

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

ALL THAT PORTION OF LOTS 11, 12 AND 13, BLOCK 10, "FIRST PLAT OF SHIP HARBOR," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 13 RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE EAST LINE OF LOT 11, AT POINT 4 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTHEASTERLY TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 11 AT A POINT 4 FEET SOUTH OF THE NORTHWEST CORNER THEREOF AND TERMINUS OF SAID LINE

ALSO TOGETHER WITH A PORTION OF LOT 14, BLOCK 10, DESCRIBED AS FOLLOWS:

THE SOUTHERLY 2 FEET OF A PORTION OF LOT 14, BLOCK 10, "FIRST PLAT OF SHIP HARBOR," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON INCLUDING A 2 FOOT STRIP EXTENDING INTO THE VACATED ALLEY OF SAID BLOCK 10. SAID PROPERTY COMMENCES AT A POINT 30 FEET FROM THE WESTERN BOUNDARY OF SAID LOT 14 AND ENDS AT THE EASTERN BOUNDARY OF THE VACATED PORTION OF THE BOUNDARY LINE ADJUSTMENT AGREEMENT RECORDED ON JULY 13, 1995, UNDER AUDITORS FILE NO. 9507130048, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO, TOGETHER WITH THE WESTERLY ONE-HALF OF VACATED ALLEY ADJACENT TO SAID LOTS, PER ORDINANCE #2185 AND AMENDED ORDINANCE #2234.

SITUATED IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.
TAX PARCEL NUMBER: P58975, 3816-010-013-0002
PROPERTY ADDRESS: 2709 MORTON AVENUE, ANACORTES WAS 98221

TRANSFER ON DEATH. The Transferor transfers all of the Transferor's interest in the described property, including without limitation any after acquired title of the Transferor, to the Beneficiary set forth above upon the death of the last surviving Transferor. **Before the Transferor's death, the Transferor shall retain 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) by reason of RCW 82.45.010(3)(b) 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 this Transferor's death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.197(1)(i) and WAC 458-61A-202(6)(d).

Date this 9 day of June, 2026


TRANSFEROR(S):

TRANSFEROR(S):

STATE OF WASHINGTON)
COUNTY OF) ss.
~~SEASIT~~ Kitap)

I certify that I know or have satisfactory evidence the Transferor(s) is the person(s) who appeared before me and acknowledged that they signed the foregoing instrument and acknowledged it to be their free and voluntary act for the uses and purposes described in this instrument.

SUBSCRIBED to before me this 9th day of June, 2026.





Kirsti Martinovic, Notary Public
Commission Expires: 7/19/2026