

After Recording Return To:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

202106030064
06/03/2021 11:32 AM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

REVOCABLE TRANSFER ON DEATH DEED

GRANTORS: STEVEN KARL UFER and VALERIE JEAN UFER, a married couple

GRANTEE/BENEFICIARY: KRISTINA A. NGAI, a married woman as her separate estate, as "transfer on death" beneficiary

Abbreviated Legal: Lot 21, Plat of Parkwood Estates of Mount Vernon

Additional Legal on: Page 1

Assessor's Tax Parcel No.: 4555-000-021-0000; P96005

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY [Signature]
DATE 6-3-21

THE GRANTOR, STEVEN KARL UFER and VALERIE JEAN UFER, a married couple (who shall retain fee simple ownership during their lifetimes, with the retained power to revoke this Revocable Transfer on Death Deed prior to either of their deaths), for and in consideration of love and affection and for no monetary consideration, and pursuant to the Washington Uniform Real Property Transfer on Death Act (RCW 64.80, et. seq.), convey and quitclaim to the GRANTEE/BENEFICIARY, KRISTINA A. NGAI, a married woman as her separate estate, to take effect only upon both Grantors deaths, all of Grantors' right, title, and interest in and to the following described real estate situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantors therein:

Lot 21, PLAT OF PARKWOOD ESTATES OF MOUNT VERNON, according to the plat thereof, recorded in Volume 14 of Plats, pages 176 and 177, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions, and reservations of record.

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 that will occur under this Revocable Transfer on Death Deed at such time as Grantor has died is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(6)(b).

DATED: June 2, 2021.

Steven Karl Ufer *Valerie Jean Ufer*
STEVEN KARL UFER VALERIE JEAN UFER

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence STEVEN KARL UFER and VALERIE JEAN UFER are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 2nd day of June, 2021.



Rachel Franulovich
RACHEL FRANULOVICH
Printed Name _____
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-09-2021