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07/23/2021 11:05 AM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

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

Real Estate Excise Tax Exempt	
Skagit County Treasurer	
By	<u>Josie Bear</u>
Date	<u>7/23/21</u>

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: **MARY T. DOWNING**, a single woman

GRANTEE/BENEFICIARY: **JULIE A. DOWNING**, a single woman, as "transfer on death" beneficiary

Abbreviated Legal: Lot 17, PLAT OF CEDAR HILLS O. 1

Additional Legal on: Page 1

Assessor's Tax Parcel No.: P64322 / 3878-000-017-0004

THE GRANTOR, **MARY T. DOWNING**, a single woman (who shall retain fee simple ownership during her lifetime, with the retained power to revoke this Revocable Transfer on Death Deed prior to her death), 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.), conveys and quitclaims to the GRANTEE/BENEFICIARY, **JULIE A. DOWNING**, as her separate estate, to take effect only upon Grantor's death, all of Grantor's 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 Grantor therein:

Lot 17, "PLAT OF CEDAR HILLS NO. 1", as per plat recorded in Volume 8 of Plats, Pages 90 and 91, records of Skagit County, Washington.

Situated in 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: July 22, 2021.

Mary T. Downing
MARY T. DOWNING

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence MARY T. DOWNING is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 22nd day of July, 2021.



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