



202203020078

03/02/2022 03:58 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

After recording return to:
Stephen C. Schutt
P.O. Box 1032
Anacortes, WA 98221

Real Estate Excise Tax Exempt Skagit County Treasurer
By <u><i>Dea Thompson</i></u>
Date <u>3.2.22</u>

REVOCABLE TRANSFER ON DEATH DEED

THE GRANTORS: RALPH R. PROTHERO and LYNN PROTHERO, husband and wife

THE GRANTEES: RALPH R. PROTHERO, JR. and SANDRA G. PROTHERO, husband and wife

ADDRESS: 13536 RIVER'S COURT, MOUNT VERNON, WA 98273

PARCEL NUMBER: P106807

TAX ID #: 4650-000-005-0004

ABBREVIATED LEGAL: RIVER'S COURT LOT 5

SUBJECT TO:

REFERENCE:

GRANTOR. The Grantor's are RALPH R. PROTHERO and LYNN PROTHERO, husband and wife, whose mailing address is 13536 River's Court, Mount Vernon, WA 98273

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 legally described as follows:

All that Parcel of Land in Skagit County, State of Washington, as more fully described in Deed Document # 200507290180, ID# 4650-000-005-0004/P106807, being known and designated as follows:

Lot 5, "PLAT OF RIVERS COURT", according to the Plat thereof recorded in Volume 16 of Plats, Pages 40 and 41, Records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiaries if the primary beneficiaries survive the Grantor:

RALPH R. PROTHERO, JR. and SANDRA G. PROTHERO, husband and wife

ALTERNATE BENEFICIARY. If any of the primary beneficiaries do not survive the Grantor, the Grantor designates the surviving beneficiaries as Alternate Beneficiaries.

TIFFANY GROVES, a married woman, as her separate property

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 Grantor's death, the Grantor retains the right to revoke this deed.

REAL ESTATE 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 the 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 25 day of February, 2022.

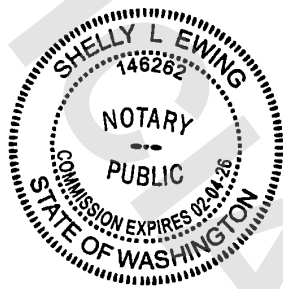

RALPH R. PROTHERO


LYNN PROTHERO

STATE OF WASHINGTON)
)ss
COUNTY OF)

On this day personally appeared before me **Ralph R. Prothero and Lynn Prothero**, to me known to be the person(s) described in and who is authorized to execute the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25th day of February, 2022.



Shelly L. Ewing
Print Name: Shelly L. Ewing
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 02-04-26