



202210210001

10/21/2022 08:31 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

After recording, please return to:

James L. Kotschwar
Attorney at Law
P.O. Box 1593
Oak Harbor, WA 98277

<p align="center">Real Estate Excise Tax Exempt:</p> <p align="center">Skagit County Treasurer</p> <p>By <u><i>Dena Thompson</i></u></p> <p>Date <u><i>10-21-22</i></u></p>

REVOCABLE TRANSFER ON DEATH DEED

THE GRANTOR in this Revocable Transfer on Death Deed is **ALICE G. FIELD**, an unmarried person.

LEGAL DESCRIPTION. The parcel of real property that is the subject of this Revocable Transfer on Death Deed is located in Skagit County, Washington, at 523/525 N Oak Street, Burlington, and is legally described in attached Exhibit "A", page 3:

Abbreviated legal description: Ptn Tr 20, Burlington Acreage Property
Tax Parcel Number(s): 3867-000-020-1400, P122681

BENEFICIARY. On the condition that he survives the Grantor, the Grantor designates **GRANTEE**, her son, **DON ISMAEL FAUSTINO**, as his separate estate, to be the primary beneficiary of this transfer on death deed. In the event that the Grantee does not survive the Grantor, this Transfer on Death Deed shall be deemed fully revoked.

TRANSFER ON DEATH. For and in consideration of love and affection and no monetary consideration, upon the date of Grantor's death the Grantor transfers to Grantee all of the Grantor's interest in the above-described parcel of property, including, without limitation, any hereafter-acquired title of the Grantor. *Before the Grantor's death, the Grantor reserves 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(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 Grantor's death is exempt from the Washington Real Excise Tax by reason of WAC 458-61A-202(6)(d). Further, the Washington Real Estate Excise Tax Affidavit is not required for the recording of this Revocable Transfer on Death Deed by reason of WAC 458-61A-303(3)(j). The beneficiary will file the Washington Real Estate Excise Tax Affidavit after Grantor's death when perfecting title by presenting a certified copy of the Grantor's death certificate.

EXHIBIT "A"

Situated in the County of Skagit, State of Washington:

That portion of Tract 20, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, and that portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 32, Township 35 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

Beginning at Northwest corner of "WALACE ADDITION TO BURLINGTON," as per plat recorded in Volume 6 of Plats, page 4, records of Skagit County, Washington, said point also being on the West margin of Oak Street, as show on said Plat of "WALLACE ADDITION TO BURLINGTON";

thence along said West margin of Oak Street, South $1^{\circ}35'07''$ West, a distance of 152.07 feet, to the true point of beginning;

thence leaving said West margin, North $89^{\circ}00'50''$ West, a distance of 109.07 feet;

thence South $1^{\circ}19'08''$ West, a distance of 70.00 feet, to the intersection with the South line of the North $\frac{1}{2}$ of said Tract 20;

thence along said South line South $89^{\circ}00'50''$ East, a distance of 108.74 feet, to the intersection with said West margin of Oak Street;

thence along said West margin, North $1^{\circ}35'07''$ East, a distance of 70.00 feet, to the true point of beginning.

(Also known as Parcel Number 1 on Boundary Line Adjustment deed recorded under Auditor's File No. 200810140121, records of Skagit County, Washington.)

[Skagit County Assessor's tax parcel no.: P122681]

Situate in the County of Island, State of Washington: