



202301030079

01/03/2023 02:38 PM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

File for record and return to:  
Stiles & Lehr Inc., P.S.  
P. O. Box 228  
Sedro-Woolley, WA 98284

**Real Estate Excise Tax  
Exempt  
Skagit County Treasurer**  
By *Bern Thompson*  
Date 1.3.23

**REVOCABLE TRANSFER ON DEATH DEED**

GRANTOR: John R. Close, Jr.  
GRANTEES: John J. Close and Tobey Davis Close  
ADDRESS: 1311 Digby Place, Mount Vernon, WA 98274  
PARCEL NUMBER: P124800 /4900-004-020-0100  
ABBREVIATED LEGAL: LOT D-20-A, LU 06-030, PTN Maddox Creek P.U.D.,  
Phase 3  
SUBJECT TO: Easements, restrictions and reservations of record

**GRANTOR.** The Grantor is John R. Close, Jr., whose mailing address is 1311 Digby Place, Mount Vernon, WA 98274.

**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:

Lot D-20-A, "MOUNT VERNON LAND USE NO. LU 06-030," approved July 26, 2006, recorded July 27, 2006 under Skagit County Auditor's File No. 200607270145, being a portion of Lots D-20 through D-25 (inclusive), "MADDOX CREEK P.U.D. PHASE 3," as per plat recorded on August 14,

2000, under Auditor's File No. 200008140137, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**PRIMARY BENEFICIARY.** The Grantor, John R. Close, Jr., designates John J. Close and Tobey Davis Close as the primary beneficiaries in equal shares.

**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 the Grantor's death, the Grantor retains 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) 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).

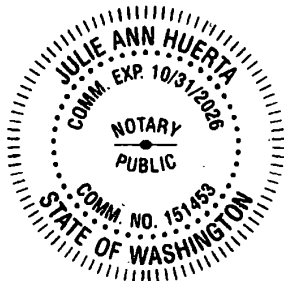
**REVOCAION OF PRIOR TRANSFER ON DEATH DEED.** A Transfer on Death Deed was recorded on July 13, 2022 under Skagit County Auditor's File No. 202207130058. This deed serves as a revocation and replacement of said previous Transfer on Death Deed.

DATED This 28<sup>th</sup> day of DEC, 2022. [Signature]  
John R. Close, Jr.

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) ss:

On this day personally appeared before me John R. Close, Jr., who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal on this 28 day of Dec, 2022.



[Signature]  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro Woolley  
Commission Expires: 10-31-26