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04/06/2023 09:50 AM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

RETURN INSTRUMENT TO:  
Howard William Anderson  
1428 Eagle Ridge Drive  
Mount Vernon, Washington 98274

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Bena Thompson  
Date 4.6.23

**TRANSFER-ON-DEATH DEED**  
(Authorized under RCW 64.80.020)

The Transferors, Howard W. Anderson and Corine O. Anderson, husband and wife, with an address of 1428 Eagle Ridge Dr., Mount Vernon, Washington 98274, hereby convey upon the death of the last Transferor to die unto

Erik Tetsuo Anderson

11955 Weddington St.  
Apt. 210  
Valley Village, California 91607

(the "Beneficiary"), all of Transferors' right, title, interest, and claim in or to the real property situated in Skagit County, Washington, described as follows (the "Property"):

Unit 14, Eagle Ridge Fairway Villa, a condominium, recorded on November 5, 2002, under Auditor's File No. 200211050117, records of Skagit County, Washington. Situate in Skagit County, Washington.

Parcel Number: P119676 / 4808-000-014-0000

Property Address: 1428 Eagle Ridge Drive, Mount Vernon, WA 98274

This Transfer-on-Death Deed creates a "transfer on death deed" pursuant to the Washington Uniform Real Property Transfer on Death Act to transfer the owners' interest in real property to one or more beneficiaries effective upon the death of the owners. Any Beneficiary to whom the Property may be transferred under this Transfer-on-Death Deed is intended to qualify as a "designated beneficiary" for purposes of the Washington Uniform Real Property Transfer on Death Act. Transferors owe no contractual obligation to the Beneficiary that would be satisfied by

this Transfer-on-Death Deed and may revoke this Transfer-on-Death Deed pursuant to the Washington Uniform Real Property Transfer on Death Act.

The recording of this 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 Transfer-on-Death Deed at the time of the death of the Transferors is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202.

Signed by the Transferors, Howard W. Anderson and Corine O. Anderson, on April 6, 2023.

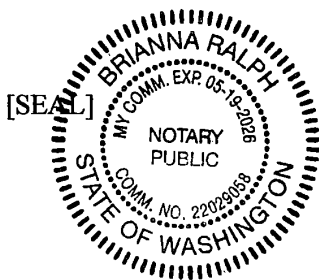
Howard W. Anderson  
Howard W. Anderson

Corine O. Anderson  
Corine O. Anderson

STATE OF WASHINGTON  
CITY/COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Howard W. Anderson is the person who appeared before me, and said person acknowledged that he signed the Transfer-on-Death Deed and acknowledged it to be his free and voluntary act for the purposes mentioned in the Transfer-on-Death Deed.

Dated: April 6<sup>th</sup>, 2023

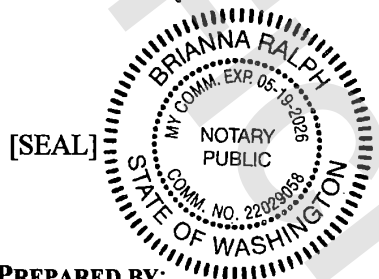


Brianna Ralph  
NOTARY PUBLIC  
My appointment expires: 05-19-2026

STATE OF WASHINGTON  
CITY/COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Corine O. Anderson is the person who appeared before me, and said person acknowledged that she signed the Transfer-on-Death Deed and acknowledged it to be her free and voluntary act for the purposes mentioned in the Transfer-on-Death Deed.

Dated: April 6th, 2023



Brianna Ralph  
NOTARY PUBLIC  
My appointment expires: 05-19-2026

PREPARED BY:  
Howard W. Anderson  
1428 Eagle Ridge Drive  
Mount Vernon, Washington 98274