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04/25/2023 12:11 PM Pages: 1 of 3 Fees: \$205.50  
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 Jenna Thompson  
Date 4.25.23

**REVOCABLE TRANSFER ON DEATH DEED**

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GRANTOR: **CLAUDIA D. BACCI**, a single woman

GRANTEE/BENEFICIARY: **JENNIFER M. BACCI**, a single woman, as “transfer on death” beneficiary

Abbreviated Legal: Lot 3, Vernon Heights Second Addition to Mount Vernon, WA and Lot A-55, Lake Tye I, as per plat thereof recorded in Volume 10 of Plats

Additional Legal on: Exhibit “A”

Assessor’s Tax Parcel No.: 3764-015-003-0005 / P54655  
4219-001-055-0001 / P78460

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THE GRANTOR, **CLAUDIA D. BACCI**, 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, **JENNIFER M. BACCI**, a single woman, **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:

As hereto attached in Exhibit “A” and by this reference made a part hereof.

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)(d).

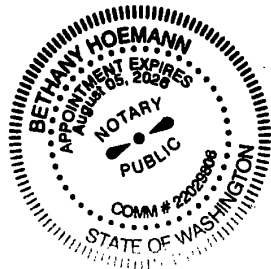
DATED: April 25, 2023.

Claudia D. Bacchi  
CLAUDIA D. BACCI

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **CLAUDIA D. BACCI** 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 25<sup>th</sup> day of April, 2023.



Bethany Hoemann

Printed Name BETHANY HOEMANN  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires August 5, 2026

Exhibit "A"  
Legal Description

3764-015-003-0005 / P54655

Lot 3, Block 15, "VERNON HEIGHTS SECOND ADDITION TO MT. VERNON, WASH.", as per plat recorded in Volume 3 of Plats, page 62, records of Skagit County, Washington.

Situated in Skagit County, Washington.

4219-001-055-0001 / P78460

Lot A-55, "LAKE TYEE I", as per plat recorded in Volume 10 of Plats, pages 66 through 70, inclusive, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Exhibit "A"