

**FILED FOR RECORD AT REQUEST OF:**

ELDER LAW OFFICES OF  
MEYERS, NEUBECK & HULFORD, P.S.  
2828 Northwest Avenue  
Bellingham, WA 98225-2335

**WHEN RECORDED RETURN TO:**

JANICE B. WILSKEY  
1160 Chestnut Loop  
Mount Vernon, WA 98274

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Lena Thompson  
DATE 06/20/2023

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**REVOCABLE TRANSFER ON DEATH DEED  
RCW 64.80**

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**TRANSFEROR/GRANTOR:** JANICE B. WILSKEY  
**BENEFICIARY/GRANTEE:** SHAWNA R. TOMPKINS  
**LEGAL DESCRIPTION:** Lot 14, Montreaux, Phase 1 (Additional legal found on page 2)  
**PARCEL NO:** P126407  
**REFERENCE NOS:** N/A

TRANSFEROR , JANICE B. WILSKEY ('Transferor' herein), whose mailing address is: 1160 Chestnut Loop, Mount Vernon, Washington, being of sound and disposing mind and memory, and not acting under duress, fraud, menace or the undue influence or misrepresentation of any person whomsoever, hereby transfers and conveys the real property described herein to the Beneficiary hereof, and makes this Revocable Transfer on Death Deed ('Deed') pursuant to the Washington Uniform Real Property Transfer on Death Act, codified at Chapter 64.08 RCW, et. seq.

PRIMARY BENEFICIARY (Grantee) SHAWNA R. TOMPKINS: Upon the death of the Transferor, the real property described hereinbelow shall transfer to SHAWNA R. TOMPKINS (Primary Beneficiary herein), whose current street address is: 2407 East Fir Street, Mount Vernon, Washington, as the Primary Beneficiary.

CONTINGENT (alternate) BENEFICIARY: If the Primary Beneficiary does not survive the Transferor, the property described hereinbelow shall transfer to RICHARD N. WILSKEY, whose street address is 2188 Cedar Wood Lane, Blaine, Washington, as Contingent Beneficiary, provided the Contingent Beneficiary survives the Transferor.

LAPSE: Should both the Primary Beneficiary and Contingent Beneficiary fail to survive the Transferor, this Deed and the direction to transfer the real property described herein shall lapse, and the real property shall be distributed pursuant to the provisions of the Transferors Last Will and Testament, or as directed by Washington State Law as to estates of persons dying intestate.

LEGAL DESCRIPTION: The real property subject to this Revocable Transfer on Death Deed is situate in the County of Skagit, State of Washington, and is legally described as:

LOT 14, "PLAT OF MONTREAU, PHASE 1," AS PER PLAT RECORDED ON JULY 23, 2007, UNDER AUDITOR'S FILE NO. 200707230124, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

TRANSFER ON DEATH: Subject to the power to revoke as described hereinbelow, the Transferor hereby transfers and conveys all of the Transferors right, title and interest in and to the above described real property, including any after acquired title acquired by the Transferor, to the Primary and/or Contingent Beneficiary or Beneficiaries designated above.

REVOCATION BY TRANSFEROR PRIOR TO DEATH: The Transferor retains the absolute right to revoke and rescind this Transfer on Death Deed at any time by action which is in conformance with the requirements of RCW 64.80.080, as hereafter amended.

REAL ESTATE EXCISE TAX EXEMPTION: The recording of this Revocable Transfer on Death Deed is not a 'sale' as defined within RCW 82.45.010 (1), and is not subject to real estate excise tax. The transfer that will occur upon the death of the Transferor is exempt from Washington State Real Estate Excise Tax pursuant to RCW 82.45.010(3) (b), and WAC 458-61A-202 (7).

DATED this 2 day of June, 2023.

"TRANSFEROR"

  
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JANICE B. WILSKEY

 **ELDERLAW**  
MEYERS, NEUBECK & HULFORD

2828 Northwest Ave, Bellingham, WA 98225  
T: 360.647.8846 F: 360.647.8854

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that JANICE B. WILSKEY is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 2 day of June, 2023.

[Handwritten Signature]

(Signature)

Jaime Huss

(Printed Name)

Notary Public in and for the  
State of Washington

Residing in 1501 Riverside Dr. Mt. Vernon, WA 98273

My commission expires: 12-14-2024

