



202308100034

08/10/2023 12:21 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

**Real Estate Excise Tax
Exempt
Skagit County Treasurer**
By *[Signature]*
Date 8/10/2023

When recorded return to:

Andrew C, Schuh
Attorney at Law
1204 Cleveland Avenue
Mount Vernon, Washington 98273

REVOCABLE TRANSFER ON DEATH DEED

Grantor: Nancy Nichols, a single person.

Grantee: Jennifer Hernandez, a single person.

LEGAL DESCRIPTION: Situate in the County of Skagit, State of Washington, and is legally described as follows:

LOT 18, "PLAT OF SKAGIT HIGHLANDS DIVISION 3," AS PER PLAT RECORDED UNDER AUDITOR'S FILE NO. 200605150163, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

Subject to:
ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS COVENANTS AND AGREEMENTS OF RECORD IF ANY, DELINEATED IN Land Title Company ORDER NUMBER: 121318.

Assessor's Property Tax Parcel No. and Account No.: P124551/4892-000-018-0000

Reference Nos. of Documents
Assigned or Released: N/A

GRANTOR: Nancy Nichols is the Grantor, whose mailing address is: 633 Ruby Peak Avenue, Mount Vernon, WA 98273

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

LOT 18, "PLAT OF SKAGIT HIGHLANDS DIVISION 3," AS PER PLAT RECORDED UNDER AUDITOR'S FILE NO. 200605150163, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

Subject to:
ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS COVENANTS AND AGREEMENTS OF RECORD IF ANY, DELINEATED IN Land Title Company ORDER NUMBER: 121318.

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiary if the primary beneficiary survives the Grantor. Jennifer Hernandez, whose mailing address is 9301 Avondale Road NE, Apt.122028, Redmond, WA 98052.

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 beneficiary as designated above. Before the Grantor's death, the Grantor has 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 RCW82.45.010(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.

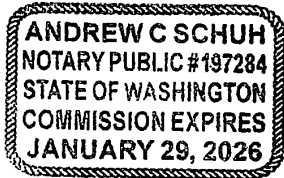
DATED: August 10 2023

Nancy Nichols
Nancy Nichols, Grantor

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that Nancy Nichols is the person who appeared before me, acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes in the instrument.

DATED: August 10, 2023.



ACS
Andrew C. Schuh, Notary Public
My commission expires January 29, 2026