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09/05/2023 03:28 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

File for record and return to:

Eileen Andersen

Name
11662 SCOTT RD.

Address

Address 2
Bow, WA 98232

City/State/Zip

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Dena Thompson
Date 9.5.23

REVOCABLE TRANSFER ON DEATH DEED

TRANSFEROR(S):	
1. NAME:	Eileen Andersen
ADDRESS:	11662 SCOTT RD, Bow, WA 98232
2. NAME:	(NONE)
ADDRESS:	

BENEFICIARY(IES):	
1. NAME:	JEFFREY STUDEBAKER 98273
ADDRESS:	18114 MOORES GARDEN RD, MOUNT VERNON, WA
2. NAME:	JASON C. STUDEBAKER
ADDRESS:	8528 18th AVENUE N.W. SEATTLE, WA 98117
3. NAME:	
ADDRESS:	
4. NAME:	
ADDRESS:	

PARCEL NO(S):	P65499
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ABBREVIATED LEGAL DESCRIPTION:	
(i.e., lot, block, plat, or township, range, quarter/quarter and reference to the document page number where the full legal description is included, if applicable)	(0.2800 ac) Lot 8, Block 6, Freestad's Plat, First Division, as recorded in volume 7 of Plats, page 69, records of Skagit County. xref ID 3916-006-008-0006, NE Quarter, Section 36, township 36, range 02

SINGULAR AND PLURAL Wherever appropriate in this Quit Claim Deed, a singular term shall be construed to mean the plural where necessary, and a plural term the singular. For example, if at any time two or more parties shall constitute Transferor or Grantee, then the relevant term shall refer to

all parties together so designated. The masculine gender shall include the feminine and neuter genders, and vice versa.

BENEFICIARIES. The Transferor designates the above named Beneficiaries as the Beneficiary of this Transfer, in equal shares if multiple Beneficiaries.

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:

(0.2800 ac) Freestad's Plat, 1st DIV LOT 8 BLK 6

See Exhibit A

TRANSFER ON DEATH. The Transferor transfers all of the Transferor's interest in the described property, including without limitation any after acquired title of the Transferor, to the Beneficiary set forth above upon the death of the last surviving Transferor. **Before the Transferor's death, the Transferor shall retain 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) by reason of RCW 82.45.010(3)(b) 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 this Transferor's death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.197(1)(i) and WAC 458-61A-202(6)(d).

Date this 5th day of September, 2023.

Eileen Andersen
Eileen Andersen
TRANSFEROR(S):

(none)
TRANSFEROR(S):

STATE OF WASHINGTON)
COUNTY OF) ss.
SKAGIT)

I certify that I know or have satisfactory evidence the Transferor(s) is the person(s) who appeared before me and acknowledged that they signed the foregoing instrument and acknowledged it to be their free and voluntary act for the uses and purposes described in this instrument.

SUBSCRIBED to before me this 5th day of September, 2023.

Audrey M. Guzman

Notary Public

Commission Expires: 05/02/2027

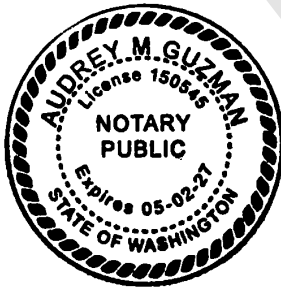


EXHIBIT A (LEGAL DESCRIPTION)

LOT 8, BLOCK 6, FREESTAD'S PLAT, FIRST DIVISION, AS PER PLAT RECORDED
IN VOLUME 7 OF PLATS, PAGE 69, RECORDS OF SKAGIT COUNTY,
WASHINGTON.