

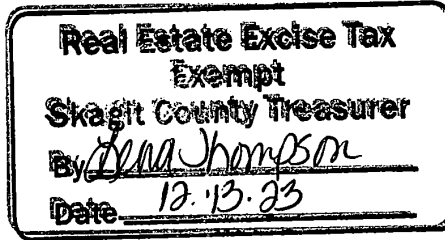


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12/13/2023 09:30 AM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

AFTER RECORDING RETURN TO:

NORTH SOUND LAW GROUP, PLLC
300 N. Commercial Street
Bellingham, WA 98225
(360) 671-0700



Document Title:	Revocable Transfer on Death Deed
Grantor:	MARILYN J. WELCH
Grantee:	NATHAN ALEXANDER WELCH
Abbreviated Legal Description:	SE Qtr. S27 T34N R02E - Lot 2, Plat of Sunny Slope
Assessor's Tax/Parcel Number:	4026-000-002-0000 / P69891

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR. The Grantor is MARILYN J. WELCH, an unmarried person, whose mailing address is 9821 Dan Street, La Conner, WA 98257.

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 legally described as follows:

Tract 2, "SUNNY SLOPE", as per plat recorded in Volume 9 of Plats, records of Skagit County, Washington.

SUBJECT TO: THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY.


BENEFICIARY. The Grantor designates the following beneficiary if the beneficiary survives the Grantor: NATHAN ALEXANDER WELCH, whose current mailing address is 9821 Dan Street, La Conner, WA 98257.

TRANSFER ON DEATH. After Grantor's 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 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 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 this 11th day of December, 2023.



MARILYN J. WELCH

STATE OF WASHINGTON)
 : ss
COUNTY OF SKAGIT)

On this day personally appeared before me MARILYN JEAN WELCH, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 11th day of December, 2023.




NOTARY PUBLIC in and for the State of
Washington, residing at Mt. Vernon
My Commission Expires: 11/29/26