



202312140014

12/14/2023 09:00 AM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Jones Butler Dolan, PS
P.O. Box 458
Stanwood, WA 98292
360-629-3833

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer

By Kaylee Ovdman
Date 12/14/2023

TRANSFER ON DEATH DEED

Document Title: Transfer on Death Deed

Grantor: Nancy J. Matson, an unmarried person, as her separate property.

Grantees/Beneficiaries: Jessica R. Wagner and Spencer D. Dobie, husband and wife, as community property.

Address: 935 Alexander Street
Sedro-Woolley, Washington 98284

Assessor Parcel No: P76382; 4156-001-022-0006

Abbreviated Legal: Ptn. Lot 20 and all of Lots 21 and 22, Block 1, Central Addn. to Sedro

Reference: 201703100060

TRANSFER ON DEATH

Upon her death, the Grantor, Nancy J. Matson, an unmarried woman, as her separate property, transfers all of the Grantor's interest in the real property described herein, including without limitation any after acquired title of the Grantor, to the Grantees, Jessica R. Wagner and Spencer D. Dobie, husband and wife, as community property.

LEGAL DESCRIPTION

The East 12 feet of Lot 20 and all of Lots 21 and 22, Block 1, "CENTRAL ADDITION TO SEDRO, WASHINGTON, 1890," as per plat recorded in Volume 1 of Plats, Page 31, records of Skagit County, Washington.

SUBJECT TO covenants, conditions, restrictions and easements, if any, of record.

Situated in Skagit County, Washington.

REVOCABLE

Before the Grantor's death, Grantor retains 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 surviving 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(7).

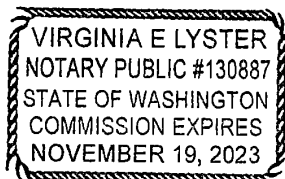
DATED: This 30th day of October, 2023.



NANCY J. MATSON

STATE OF WASHINGTON)
) ss:
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Nancy J. Matson is the individual who appeared before me, and she acknowledged that she was authorized to execute this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: This 30th day of October, 2023.




VIRGINIA E. LYSTER
Notary Public
In and for the State of Washington
My appointment expires: 11-19-2023