02/09/2024 12:15 PM Pages: 1 of 3 Fees: \$305.50

Skagit County Auditor, WA

Return Address: Edmonds Wills & Trusts Kyle G. Ray, Attorney at Law 114 2nd Avenue South, Suite 101 Edmonds, WA 98020

> REVIEWED BY SKAGIT COUNTY TREASURER DEPUTY Shannon Burrow DATE .02/09/2024

REVOCABLE TRANSFER ON DEATH DEED

Grantors:

1. FREDERICK M. GEORGE and FRANCINE M. GEORGE, husband and wife

Primary Beneficiaries: (Effective Upon Death):

- 1. CHRISTINE L. GEORGE
- 2. MATTHEW G. GEORGE

Property Address:

1. 2707 GEER LANE, ANACORTES, WA 98221

Legal Description:

1. LOT 17, "THE WOODS AT SUNSET COVE," APPROVED OCTOBER 15, 2007, RECORDED OCTOBER 17, 2007 UNDER AUDITOR'S FILE NO. 200710170081, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's Property Tax Parcel Account Number:

1. P126724 / 4941-000-017-0000

Transfer on Death:

 The Grantors transfers all of the Grantors' interest in the described property, including without limitation any after acquired title of the Grantors, to the beneficiaries as designated below. The Grantors have the right jointly to revoke this deed prior to death, or if only one of the Grantors is then surviving, that spouse may revoke this deed. This Revocable Transfer on Death Deed is effective only upon the death of both Grantors.

Real Estate Excise Tax Exemption:

1. 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 Grantors' death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(6)(d).

REVOCABLE TRANSFER ON DEATH DEED

FREDERICK M. GEORGE and FRANCINE M. GEORGE, husband and wife, hereby quit claims and conveys to CHRISTINE L. GEORGE and MATTHEW G. GEORGE, (hereinafter referred to as "Assignee"), effective only upon the death of both Grantors, the following described real estate in Skagit County, State of Washington:

Property Address: 2707 GEER LANE, ANACORTES, WA 98221

Tax Parcel Number: P126724 / 4941-000-017-0000

Legal Description: LOT 17, "THE WOODS AT SUNSET COVE," APPROVED

OCTOBER 15, 2007, RECORDED OCTOBER 17, 2007

UNDER AUDITOR'S FILE NO. 200710170081, RECORDS OF

SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF

ANACORTES, COUNTY OF SKAGIT, STATE OF

WASHINGTON.

Dated this 7th day of February, 2024.

GRANTORS:

STATE OF WASHINGTON

) ss

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that FREDERICK M. GEORGE and FRANCINE M. GEORGE are the persons who appeared before me, and said persons 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

Given under my hand and official seal this 7th day of February, 2024.

NOTARY PUBLIC in and for the State of Washington, residing in Edmonds.

My Commission Expires: 02-01-27