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03/27/2024 01:19 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

File for record and return to:

MARY LOUISE SCHNEIDER

Name

1416 LINDSAY LOOP, UNIT 109

Address

Address 2

MOUNT VERNON WA 98274

City/State/Zip

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By [Signature]
REVOCALE TRANSFER ON DEATH DEED 2/5/24

TRANSFEROR(S):	
1. NAME:	<u>MARY LOUISE SCHNEIDER</u>
ADDRESS:	<u>1416 LINDSAY LOOP UNIT 109</u>
2. NAME:	<u>MOUNT VERNON, WA 98274</u>
ADDRESS:	

BENEFICIARY(IES):	
1. NAME:	<u>WENDY ANN CHAMBERLAIN</u>
ADDRESS:	<u>2826 34th AVE. WEST, SEATTLE WA 98199</u>
2. NAME:	<u>ZACHARY MORGAN SCHNEIDER</u>
ADDRESS:	<u>2065 MCKINLEY ST. EUGENE, OR 97405</u>
3. NAME:	
ADDRESS:	
4. NAME:	
ADDRESS:	

PARCEL NO(S):	<u>PROPERTY ID #120829</u>
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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)	<u>UNIT 109, BUILDING 1, THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PIONEER I</u>

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:

DESCRIPTION OF PROPERTY

UNIT 109, BUILDING 1, THE RIDGE AT
MADDOX CREEK, A CONDOMINIUM, PHASE 2
ACCORDING TO THE DECLARATION THEREOF
RECORDED SEPTEMBER 12, 2003 UNDER
AUDITOR'S FILE NO 200309120223 AND
SURVEY MAP AND PLANS THEREOF RECORDED
UNDER AUDITOR'S FILE NO. 200309120223,
RECORDS OF SKAGIT COUNTY WASHINGTON,
AND ANY AMENDMENTS THERETO.

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 27 day of March, 2024.

Mary Anne Schneider
TRANSFEROR(S):

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 27 day of March, 2024.

Candi Newcombe
Candi Newcombe, Notary Public
Commission Expires: 8/1/25

NOTARY PUBLIC
STATE OF WASHINGTON
CANDI NEWCOMBE
License Number 47549
My Commission Expires 08-01-2025