

202404110059  
04/11/2024 02:19 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

After recording return to:  
Stephen C. Schutt  
P.O. Box 1032  
Anacortes, WA 98221

**Real Estate Excise Tax  
Exempt**  
**Skagit County Treasurer**  
By Lana Thompson  
Date 4.11.24

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REVOCABLE TRANSFER ON DEATH DEED

THE GRANTOR(S): DENNIS C. KNOCH & PATRICIA C. KNOCH, husband and wife

THE GRANTEE(S): EVAN O. KNOCH, a single man

ADDRESS: 2801 MORTON AVENUE, ANACORTES, WASHINGTON

PARCEL NUMBER: P59000

TAX ID #: 3816-015-016-0008

ABBREVIATED LEGAL: LOTS 15 AND 16, BLOCK 15, FIRST PLAT OF SHIP HARBOR

SUBJECT TO:

REFERENCE:

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**GRANTOR(S).** The Grantor(s) are DENNIS C. KNOCH & PATRICIA C. KNOCH, husband and wife, whose mailing address is 2801 Morton Avenue, Anacortes, WA 98221

**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:

LOTS 15 AND 16, BLOCK 15, FIRST PLAT OF SHIP HARBOR, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH THOSE PORTIONS OF VACATED ALLEY AND VACATED "D" AVENUE THAT ATTACHES TO SAID PROPERTY BY OPERATION OF LAW AS SET FORTH IN VACATION ORDINANCE NO. 2217, RECORDED FEBRUARY 3, 1992, UNDER AUDITOR'S FILE NO. 9202030112, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE EAST 2.50 FEET THEREOF, SURVEY AF#201405020073.

**PRIMARY BENEFICIARY.** The Grantor designates the following primary beneficiaries if the primary beneficiaries survive the Grantor:

EVAN O. KNOCH, a single man

**ALTERNATE BENEFICIARY.** If any of the primary beneficiaries do not survive the Grantor, the Grantor designates the surviving beneficiaries as Alternate Beneficiaries.

NONE

**TRANSFER ON 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 beneficiaries set forth above. Before Grantor's death, the Grantor retains the right to revoke this deed.

**REAL ESTATE 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(7).

Dated this 29 day of March, 2024.

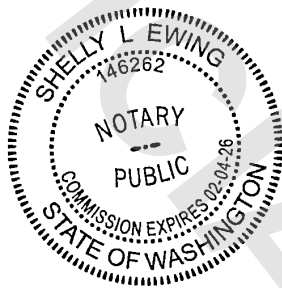
  
\_\_\_\_\_  
DENNIS C. KNOCH

  
\_\_\_\_\_  
PATRICIA C. KNOCH

STATE OF WASHINGTON )  
 )ss  
COUNTY OF SKAGIT )

On this day personally appeared before me **Dennis C. Knoch and Patricia C. Knoch**, to me known to be the parties described in and who are authorized to execute the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29<sup>th</sup> day of March, 2024.



Shelly L. Ewing  
Print Name: Shelly L. Ewing  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 02-04-26