



202404160038

04/16/2024 01:50 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 *Dena Thompson*
Date 4-16-24

REVOCABLE TRANSFER ON DEATH DEED

THE GRANTOR(S):

ARMEN J. BOGOSIAN & ROCHELLE M. BOGOSIAN, husband and wife

THE GRANTEE(S):

MATTHEW T. BOGOSIAN, a married man, as his separate property
and
CHRISTOPHER J. BOGOSIAN, a married man, as his separate property
in undivided, equal shares, per stirpes.

ADDRESS: 5007 TOTEM TRAIL ROAD, ANACORTES, WASHINGTON

PARCEL NUMBER: P106462

TAX ID #: 360126-0-023-0201

ABBREVIATED LEGAL: LOT 3, S/P #93-67 REC AF#9409230041 BEING PTN GOV LT 7 &
BEING PTN S1/2 SW1/4 SE1/4, SECTION 26, TOWNSHIP 36 NORTH, RANGE 1 EAST,
W.M.

SUBJECT TO:

REFERENCE:

GRANTOR(S). The Grantor(s) are ARMEN J. BOGOSIAN & ROCHELLE M. BOGOSIAN, husband and wife, whose mailing address is 5010 Totem Trail Road, 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:

Lot 3, SKAGIT COUNTY SHORT PLAT NO. 93-067 as approved September 20, 1994 and recorded September 23, 1994 in Volume 11 of Short Plats, pages 116 and 117 under Auditor's File No. 9409230044, records of Skagit County, Washington, being a portion of the Southwest Quarter of the Southeast Quarter and Government Lot 7 of Section 26, Township 36 North, Range 1 East of the Willamette Meridian

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

MATTHEW T. BOGOSIAN, a married man, as his separate property
and
CHRISTOPHER J. BOGOSIAN, a married man, as his separate property

in undivided, equal shares, per stirpes.

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

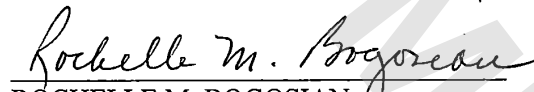
NONE

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 15 day of April, 2024.

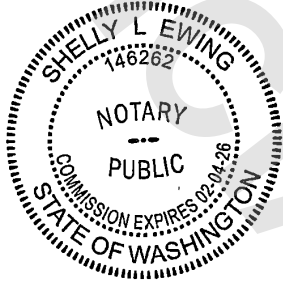

ARMEN J. BOGOSIAN


ROCHELLE M. BOGOSIAN

STATE OF WASHINGTON)
)ss
COUNTY OF)

On this day personally appeared before me **Armen J. Bogosian and Rochelle M. Bogosian**, 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 15th day of April, 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