



202408290035

08/29/2024 11:42 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

File for record and return to:

Patricia Sheldon

Name
1525 E. Skagit St

Address

Address 2
Mount Vernon WA

City/State/Zip
98274

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Date AUGUST 29, 2024

REVOCABLE TRANSFER ON DEATH DEED

TRANSFEROR(S):	
1. NAME:	Patricia Sheldon
ADDRESS:	1525 E. Skagit St Mt Vernon WA 98274
2. NAME:	
ADDRESS:	

BENEFICIARY(IES):	
1. NAME:	Jennifer D. Wren
ADDRESS:	1525 E. Skagit St Mt Vernon WA 98274
2. NAME:	Timothy J. Sheldon
ADDRESS:	1525 E Skagit St Mt Vernon WA 98274
3. NAME:	
ADDRESS:	
4. NAME:	
ADDRESS:	

PARCEL NO(S):	P54259
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ABBREVIATED LEGAL DESCRIPTION:	
<i>(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)</i>	Lot 23, except west 60 Ft Lot 24, except East 15 Ft., Skagit addition to Mount Vernon. According to the Plat thereof. Recorded in volume 5 page 48 records of Skagit County WA.

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:

Lot 23, except the west 60 ft thereof and
lot 24, except the east 15 ft thereof, Skagit
addition to Mount Vernon, according to the
Plat thereof, recorded in volume 5 of
plots, page 48, records of Skagit County
WA

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 29 day of August, 2024.

Patricia Wheeler

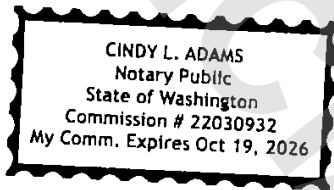
TRANSFEROR(S):

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 29th day of August, 2024.



Cindy Adams
Cindy L. Adams Notary Public
Commission Expires: 10/19/2026