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09/18/2024 02:06 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
Attorney at Law
1204 Cleveland Avenue
Mount Vernon, Washington 98273

<p align="center">Real Estate Excise Tax Exempt</p> <p align="center">Skagit County Treasurer</p> <p>By <u>Cain Cress</u></p> <p>Date <u>9/18/2024</u></p>
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POOR ORIGINAL

REVOCABLE TRANSFER ON DEATH DEED

Grantor: Julee Lynn Bradshaw
Grantee: Ryan E. Schols
Legal Description: Unit 100, 4th Amendment to The Cedars, A Condominium
Assessor's Property Tax Parcel or Account No. P117159
Reference Nos. of Documents Assigned or Released: N A

GRANTOR. The Grantor is Julee Lynn Bradshaw, an unmarried person, whose mailing address is 1123 Lopez Lane, Unit 100, Burlington, WA 98233.

LEGAL DESCRIPTION. The real property that is the subject of this Revocable Transfer on Death Deed is situate in the County of Skagit, State of Washington, and is legally described as follows:

Unit 100, FOURTH AMENDMENT TO THE CEDARS, A CONDOMINIUM, as per the Survey Map and Plans approved August 22nd, 2000 and recorded under Skagit County Auditor's File No. 200008240076, and as identified in the Amended Declaration of Condominium, recorded under Skagit County Auditor's File No. 200008240077, and any amendments thereto.

(P117159)

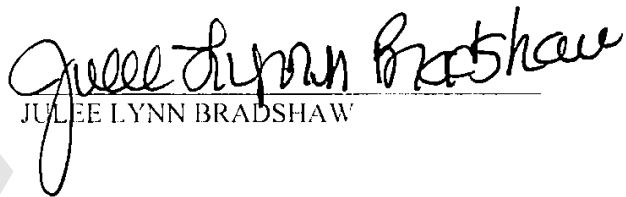
PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiary, if the primary beneficiary survives the Grantor: Ryan E. Schols, son of the Grantor, whose mailing address is 16593 McLean Road, Mount Vernon, WA 98273.

ALTERNATE BENEFICIARY. If the primary beneficiary does not survive the Grantor, the Grantor designates the following alternate beneficiary, if the alternate beneficiary survives the Grantor: Danielle Schols, daughter-in-law of the Grantor, whose mailing address is 16593 McLean Road, Mount Vernon, WA 98273.

TRANSFER ON DEATH. The Grantor conveys and transfers all of the Grantor's interest in the described property, including without limitation any after-acquired title of the Grantor, to the beneficiary as designated above upon the death of Grantor. Before the Grantor's death, the Grantor has 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) 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 18th day of September, 2024.



JULIE LYNN BRADSHAW

STATE OF WASHINGTON)
)ss
COUNTY OF SKAGIT)

On this day personally appeared before me Julie Lynn Bradshaw, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of September, 2024.




NOTARY PUBLIC in and for the State of Washington, residing at
mt. Vernon
My commission expires: 3/1/28
Name: Craig Sjostrom