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11/04/2024 03:51 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

After Recording Return To:

BETTS AUSTIN JOHNSON, pllc
2200 Rimland Drive, Suite 230
Bellingham, WA 98226-6643

**Real Estate Excise Tax
Exempt
Skagit County Treasurer**
By *Joanna M. Howard*
Date 11.4.24

Document Title(s): Revocable Transfer on Death Deed
Reference No. of Documents Released/Assigned: N/A
Grantor: JOANNA M. HOWARD (who acquired title as JOANNA M. SISSONS), a single person
Grantee: MARC R. HOLDER, as his separate property
Abbreviated Legal: LOT 93 & PTN OF LOT 94, BLK 1, LAKE CAVANAUGH SUBDIVISION, DIV NO. 3 TWP 33 R 06 S 22
Full Legal Description Attached on page 3
Assessor's Tax Parcel ID #: P66866 / 3939-001-093-0014

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: JOANNA M. HOWARD (who acquired title as JOANNA M. SISSONS), a single person, whose mailing address is 7600 76th Pl. NE, Marysville, WA 98270.

DESIGNATED BENEFICIARY: MARC R. HOLDER, as his separate property

ALTERNATE DESIGNATED BENEFICIARIES: Surviving children of deceased Designated Beneficiary, per stirpes.

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 it is legally described on the attached "Exhibit A".

TRANSFER ON DEATH. After Grantor's death, the Grantor transfers all of the Grantor's interest in the real property, including without limitation any after acquired title of the Grantor, to the Designated Beneficiary above and is contingent on the Designated Beneficiary surviving the Grantor. The interest of a Designated Beneficiary that fails to survive the Grantor lapses. The Transfer to the Alternate Designated Beneficiaries is to occur at Grantor's death and is

contingent on the Designated Beneficiary not surviving Grantor and on the Alternate Designate Beneficiaries surviving the Grantor. The interest of an Alternate Designated Beneficiary that fails to survive the Grantor lapses.

REVOCABLE. 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.

DATED: October 23, 2024.

Joanna M Howard
JOANNA M. HOWARD, Grantor

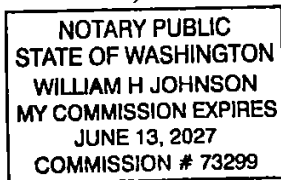
\\bjerv01\Data\FILES\Clients\c-h\Howard, Michael & Joanne\Estate Planning - Joanne 2013 forward\Real Estate\WAS\Skagit County\TOD.L Cavanaugh 2024.doc

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that JOANNA M. HOWARD is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: October 23, 2024.

(SEAL/STAMP)



William H Johnson
NOTARY PUBLIC
My appointment expires: 6/13/2027

EXHIBIT A

Site Address: 33058 Deer Park Lane, , Mt. Vernon, WA 98274
Tax Parcel No.: P66866 / 3939-001-093-0014

Lot 93 and the West 10 feet of the South 75 feet of Lot 94, Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3", as per plat recorded in Volume 6 of Plats, pages 25 to 31, inclusive, records of Skagit County, Washington.

SUBJECT TO: Covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.