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07/10/2026 10:03 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

After recording, please return to:

Pedro Munoz
319 Cain Lake Rd
Sedro Woolley, WA 98284

Real Estate Excise Tax Exempt Skagit County Treasurer By <u>Kayla Ordman</u> Date <u>7/10/2026</u>

REVOCABLE TRANSFER ON DEATH DEED

Under Chapter 64.80 RCW

Washington Uniform Real Property Transfer on Death Act

NOTICE TO TRANSFEROR:

- You may want to consult a lawyer before using this form.
- You should carefully read all information the end of this form.
- **This form must be recorded before your death, or it will not be effective.**

IDENTIFYING INFORMATION:

Transferor (grantor), being of competent mind and having the legal capacity to make this deed:

Pedro Matthew Munoz Jr., an unmarried person, of
319 Cain Lake Rd
Sedro Woolley, WA 98284

Legal description of the property, situated in Skagit County, Washington:
DK 12: LOTS 16, 17 AND THE WEST 1/2 OF LOT 18, BLOCK 51, AMENDED PLAT OF
BURLINGTON, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 3 OF
PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Assessor's property tax parcel or account number: P71638, 4076-051-018-0004

Property address: 923 East Vernon Ave, Burlington, WA 98233

Source of title:

Deed Number: 201309190022, a Warranty Deed in Skagit County, Washington,
recorded on September 19, 2013

PRIMARY GRANTEE BENEFICIARY:

I designate the following grantee beneficiary if the beneficiary survives me.

Evangelina Ruiz Limon, of
319 Cain Lake Rd
Sedro Woolley, WA 98284

CONTINGENT GRANTEE BENEFICIARY: (Optional)

If my primary grantee beneficiary does not survive me, I designate the following contingent
beneficiary if that beneficiary survives me.

Matias Joaquin Munoz, of
319 Cain Lake Rd, Sedro Woolley, WA 98284

TRANSFER ON DEATH:

- At my death, I transfer my interest in the described property to the grantee beneficiaries as designated above.
- Before my death, I have the right to revoke this deed.
- This deed revokes all prior beneficiary designations by this owner for this interest in real estate.

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 owner'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).

SIGNATURE OF TRANSFEROR MAKING THIS DEED:

Pedro Muñoz Jr.
 Transferor Pedro Matthew Munoz Jr.

July 06, 2026

Date

Transferor

Date

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

ACKNOWLEDGMENT:

STATE OF Washington
 COUNTY OF Snohomish ss:

I certify that I know or have satisfactory evidence that Pedro Matthew Munoz Jr.

is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7/6/2026

[Signature]
 Signature

Notary Public in and for the State of Washington,

residing at: Burlington, WA

My appointment expires: 04/09/2030

This instrument was prepared by:

Pedro Matthew Munoz Jr.
 319 Cain Lake Rd
 Sedro Woolley, WA 98284
 (360) 540-8584

