UNOFFICIAL DOCUMENT

202610050062
10/05/2026 02:33 PM Pages: 1 of 3 Fees: $305.50
Skagit County Auditor

File for record and return to:

Lowell Law Office
PO Box 1346
Burlington, WA 98233

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Dina Thompson
Date 10.5.26

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR(s): TERRY BURNS, an unmarried person

GRANTEE(s): LUKE POMERIEAU, as his separate property

ADDRESS: 1202 Decatur Circle, Burlington WA 98233

PARCEL NUMBER: P118774

ABBREVIATED LEGAL: SE Quarter, Section 05, Township 34, Range 04

SUBJECT TO: Easements, restrictions and reservations of record

GRANTORS. The Grantor is TERRY BURNS, an unmarried person whose mailing address is 1202 Decatur Circle, Burlington WA 98233.

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

Parcel 118774 (XrefID 4788-000-020-0200)

DK 12: UNIT 20-B, CEDAR POINT, A CONDOMINIUM, AS PER SURVEY MAP AND PLANS RECORDED ON JANUARY 10, 2002 UNDER AUDITOR'S FILE NO. 200201100078 AND AS DESCRIBED IN DECLARATION RECORDED JANUARY 10, 2002, UNDER AUDITOR'S FILE NO. 200201100079 AND ANY AMENDMENTS THERETO, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PRIMARY BENEFICIARY. The Grantor, TERRY BURNS, designates his friend, LUKE POMERIEAU, as his separate property, as the primary beneficiary(s).

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 the Grantor's death, the Grantor retains 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 will occur under this Revocable Transfer on Death Deed at any 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 1st day of October, 2026.

Terry Burns

TERRY BURNS

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STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

On this day personally appeared before me, TERRY BURNS who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal on this 1st day of October, 2026.

E M BURDETTE
Notary Public
State of Washington
Commission # 210673
My Comm. Expires Sep 24, 2027

E M Burdette
NOTARY PUBLIC in and for the State of Washington, residing at Burlington WA
Commission expires: 9.24.2027