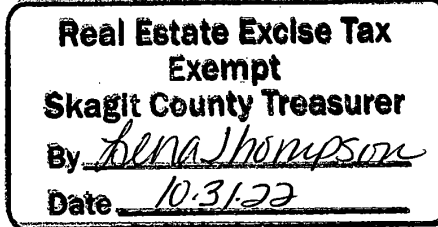




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10/31/2022 11:08 AM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

RETURN INSTRUMENT TO:
Dave Bawden
1807 Highland Drive
Anacortes, Washington 98221



TRANSFER-ON-DEATH DEED
(Authorized under RCW 64.80.020)

The Transferors, David Bawden and Theresa Bawden, husband and wife, with an address of 1807 Highland Drive, Anacortes, Washington 98221, hereby convey upon the death of the last Transferor to die unto

Mark Ullrich

2461 NW Lemhi Pass
Bend, Oregon 97701

James Ullrich

2758 78th Ave SE
C-411
Mercer Island WA 98040

(the "Beneficiaries"), all of Transferors' right, title, interest, and claim in or to the real property situated in Skagit County, Washington, described as follows (the "Property"):

Lot 66, SKYLINE NO.5, according to the plat thereof, recorded in Volume 9 of Plats, page 56, records of Skagit County, Washington. Situated in Skagit County, Washington.

Parcel Number: #P59379

Property Address: 1807 Highland Drive, Anacortes, WA 98801

Pursuant to the Washington Uniform Real Property Transfer on Death Act, upon the death of the last Transferor to die, the Property will pass to the Beneficiaries equal and undivided shares with no right of survivorship unless the share of a Beneficiary lapses or fails for any reason, in which case that Beneficiary's lapsed or failed share shall be transferred to the other Beneficiary.

This Transfer-on-Death Deed creates a "transfer on death deed" pursuant to the Washington Uniform Real Property Transfer on Death Act to transfer the owners' interest in real property to one or more beneficiaries effective upon the death of the owners. Any Beneficiary to whom the Property may be transferred under this Transfer-on-Death Deed is intended to qualify as a "designated beneficiary" for purposes of the Washington Uniform Real Property Transfer on Death Act. Transferors owe no contractual obligation to the Beneficiary that would be satisfied by this Transfer-on-Death Deed and may revoke this Transfer-on-Death Deed pursuant to the Washington Uniform Real Property Transfer on Death Act.

The recording of this 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 Transfer-on-Death Deed at the time of the death of the Transferors is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202.

Signed by the Transferors, David Bawden and Theresa Bawden, on Sep 21, 20 22

David Bawden

Theresa Bawden
Theresa Bawden

STATE OF WASHINGTON
CITY/COUNTY OF Skagit

I certify that I know or have satisfactory evidence that David Bawden is the person who appeared before me, and said person acknowledged that he signed the Transfer-on-Death Deed and acknowledged it to be his free and voluntary act for the purposes mentioned in the Transfer-on-Death Deed.

Dated: September 21, 2022

[SEAL]



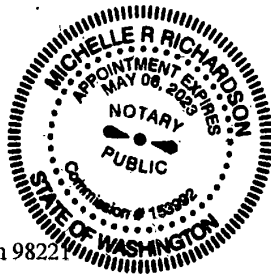
Michelle R. Richardson
NOTARY PUBLIC
My appointment expires: 05.06.2023

STATE OF WASHINGTON
CITY/COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Theresa Bawden is the person who appeared before me, and said person acknowledged that she signed the Transfer-on-Death Deed and acknowledged it to be her free and voluntary act for the purposes mentioned in the Transfer-on-Death Deed.

Dated: September 21, 2022

[SEAL]



Michelle R. Richardson
NOTARY PUBLIC
My appointment expires: 05.06.2023

PREPARED BY:
David Bawden
1807 Highland Drive
Anacortes, Washington 98221