



202310260186

10/26/2023 03:59 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

**Real Estate Excise Tax
Exempt
Skagit County Treasurer**

By Edna Thompson
Date 10-26-23

AFTER RECORDING RETURN TO:
Joanne Stotler
4437 Colony Mountain Drive
Bow, WA 98232

TRANSFER ON DEATH DEED

GRANTOR: Hugh Caldwell Stotler, a married person

BENEFICIARY: Joanne Martha Stotler, a married person

ABBREVIATED LEGAL DESCRIPTION: (4.9100 ac) A TRACT OF LAND IN SECTION 26 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89-41-30 EAST ALONG THE SOUTHERLY LINE OF THE NO. and (4.7700 ac) A TRACT OF LAND IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 89-41-30 EAST AL

TAX PARCEL NO.: P48352 & P48351

Subject to the limitations contained herein, GRANTOR, Hugh Caldwell Stotler, a married person, for no consideration but love and affection, and pursuant to the Washington Uniform Real Property Transfer on Death Act, transfers to the BENEFICIARY, Joanne Martha Stotler, a married person, all of Grantor's interest, together with any interest therein which Grantor may acquire, in the following described real properties, situated in the County of Skagit, State of Washington:

(4.9100 ac) A TRACT OF LAND IN SECTION 26 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89-41-30 EAST ALONG THE SOUTHERLY LINE OF THE NORTH HALF 545 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0-15-29 EAST 915.93 FEET TO AN INTERSECTION WITH A CURVE HAVING A RADIUS OF 3030 FEET; THE CENTER OF WHICH CURVE BEARS NORTH 27-07-03 WEST; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0-54-57, AN ARC DISTANCE OF 48.43 FEET; THENCE NORTH 61-58-00 EAST 198.93 FEET; THENCE SOUTH 0-15-29 WEST 1030.67 FEET TO THE SAID SOUTHERLY LINE OF SAID NORTH HALF; THENCE SOUTH 89-41-30 WEST 218.00 FEET TO THE TRUE POINT OF BEGINNING; AND ALSO LESS ROAD CONVEYED TO SKAGIT COUNTY E843762; THE BASIS OF BEARINGS OF THIS DESCRIPTION IS THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 WHICH BEARS NORTH 0 DEGREES 15-29 EAST. (ALSO KNOWN AS TRACT 3 OF THAT CERTAIN UNRECORDED SURVEY COMMONLY KNOWN AS 'COLONY MOUNTAIN'.) and (4.7700 ac) A TRACT OF LAND IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED

AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 89-41-30 EAST ALONG THE SOUTHERLY LINE OF THE SAID NORTH HALF 295.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00-15-29 EAST 795.14 FEET; THENCE NORTH 64-10-00 EAST 210.81 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 3030 FEET, THE CENTER OF WHICH CURVE BEARS NORTH 25-50-00 WEST; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01-17-03, AN ARC DISTANCE OF 67.91 FEET; THENCE SOUTH 00-15-29 WEST 915.93 FEET TO THE SAID SOUTHERLY LINE OF THE NORTH HALF; THENCE SOUTH 89-41-30 WEST 250.00 FEET TO THE TRUE POINT OF BEGINNING, THE BASIS OF BEARINGS OF THIS DESCRIPTION IS THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, WHICH BEARS NORTH 00-15-29 EAST. (ALSO KNOWN AS TRACT 2 OF THAT CERTAIN UNRECORDED SURVEY COMMONLY KNOWN AS COLONY MOUNTAIN.)

Situate in the County of Skagit, State of Washington.

Commonly known as 4413 Colony Mountain Drive Bow, WA 98232 & 4437 Colony Mountain Drive Bow, WA 98232

The transfer to the Beneficiary is to occur only upon the Grantor's death and is contingent on the Beneficiary surviving Grantor. The interest of a Beneficiary that fails to survive Grantor lapses. Grantor has the right to revoke this deed at any time.

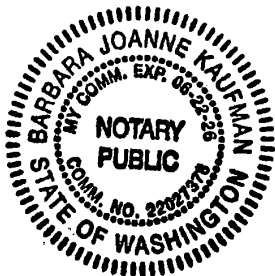
DATED: 10/26/2023.

BY Hugh Caldwell Stotler
Hugh Caldwell Stotler

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Hugh Crawford Stotler, is the individual who appeared before me and who acknowledged that he signed this instrument and signed the same as his free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN to before me on 10/26/2023



Barbara Joanne Kaufman

NOTARY PUBLIC in and for the State
of Washington, residing at Skagit County
My appointment expires 6/22/2026