

After recording, return to:

Diana Davis
4919 View Drive
Everett, WA 98203

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Shannon Burrow
DATE 02/07/2024

TRANSFER ON DEATH DEED

Grantor(s): Diana M. Davis

Grantee(s): Jason D. Edwards and Samuel J. Miller

XREF IDS: 340411-0-005-0008, 340411-0-017-0004, 340411-4-007-0100

Assessor's Property Tax Parcel or Account No. P24507, P24520, P115489

Address of Property: 22586 & 22606 Babcock Road, Mount Vernon, WA 98273, N/A, N/A

Grantor(s): Diana M. Davis

Grantor's Address: 4919 View Drive, Everett, WA 98203

Designated Beneficiaries: Jason D. Edwards and Samuel J. Miller

Subject to the limitations contained herein, Grantors transfer to the beneficiary designated above, all of Grantors' interest, together with any interest therein which Grantors may hereafter acquire, in the real property situated in Skagit County, State of Washington, legally described as follows:

PARCEL P24507

PORTION OF LOT 2 OF SKAGIT COUNTY SHORT PLAT NUMBER 65-88 RECORDED UNDER AUDITOR'S FILE NUMBER 199107240026; LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; AND ALSO EXCEPT THAT PORTION OF LOT 2 WITHIN CONSERVATION EASEMENT AS DESCRIBED IN P115498.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL 24520

(PORTION OF CONSERVATION EASEMENT AF#9905200219) TAX 10 TRACT IN NW1/4 SE1/4, SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., BEGINNING AT A POINT ON THE NORTH BANK OF THE NORTH FORK OF THE NOOKACHAMPS CREEK WITH 1/4 SEC LI RUN N & S INT SD BNK TH RUN N 14RDS E 12RDS TH S 5RDS TH SWLY ALG SD BNK TPB

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL P115489

CU OS AF#200304170002 2003 (A PORTION OF A CONSERVATION EASEMENT AF#9905200219) TRANSFER FROM CU F&A #307 AF#752016 1973: THOSE PORTIONS OF LOT 2 OF SHORT PLAT#65-88 AF#9107250026 AND OF THE E1/2 SW1/4 AND OF THE SE1/4 DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID E1/2 OF THE SW1/4 (SOUTH QUARTER CORNER) OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THENCE 01-34-02 EAST, 358.32 FEET ALONG THE EAST LINE OF SAID SW1/4 TO THE NORTHERLY MARGIN OF THE BURLINGTON NORTHERN RAILWAY RIGHT OF WAY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 01-34-02 EAST, 60 FEET ALONG SAID EAST LINE; THENCE NORTH 43-25-58 WEST, 29.03 FEET TO THE LEFT BANK (LINE OF VEGETATION AS THE SAME EXISTED SEPTEMBER 1998) OF NOOKACHAMPS CREEK; THENCE DOWNSTREAM ALONG SAID LEFT BANK FOLLOWS: THENCE SOUTH 42-37-49 WEST, 112.15 FEET; THENCE SOUTH 77-54-04 WEST, 69.71 FEET; THENCE NORTH 71-29-06 WEST, 44.92 FEET; THENCE NORTH 78-30-13 EAST, 101.01 FEET; THENCE SOUTH 77-39-12 WEST, 58.60 FEET; THENCE SOUTH 41-13-09 WEST, 104.42 FEET; THENCE SOUTH 83-59-53 WEST, 70.53 FEET; THENCE SOUTH 78-48-13 WEST, 55.34 FEET; THENCE NORTH 40-44-41 WEST, 51.67 FEET; THENCE NORTH 56-31-41 WEST, 197.04 FEET; THENCE SOUTH 88-47-04 WEST, 150.06 FEET; THENCE SOUTH 87-44-46 WEST, 65.44 FEET; THENCE NORTH 67-31-02 WEST, 155.06 FEET; THENCE NORTH 84-38-37 WEST, 40.35 FEET; THENCE SOUTH 34-41-36 WEST, 64.81 FEET; THENCE 58-05-21 WEST, 61.30 FEET; THENCE 75-39-14 WEST, 85.27 FEET TO THE WEST LINE OF SAID E1/2 OF THE SW1/4; THENCE NORTH 00-56-57 EAST, 192.50 FEET ALONG SAID WEST LINE; THENCE NORTH 81-56-08 EAST, 244.79 FEET; THENCE NORTH 87-08-53 EAST, 173.75 FEET; THENCE SOUTH 88-50-21 EAST, 142.96 FEET; THENCE SOUTH 75-41-19 EAST, 213.35 FEET; THENCE NORTH 86-33-17 EAST, 128.25 FEET; THENCE NORTH 65-26-08 EAST, 149.38 FEET; THENCE NORTH 39-00-32 EAST, 1068.06 FEET; THENCE NORTH 04-27-28 WEST, 176.10 FEET; THENCE NORTH 22-44-14 WEST, 179.25 FEET; THENCE NORTH 11-02-44 WEST, 101.36 FEET; THENCE THENCE NORTH 21-19-04 EAST, 138.38 FEET; THENCE NORTH 20-11-36 EAST, 163.32 FEET; THENCE NORTH 23-

56-44 EAST, 95.40 FEET; THENCE NORTH 42-27-35 EAST, 223.53 FEET; THENCE NORTH 04-50-58 EAST, 156.73 FEET; THENCE NORTH 28-12-59 EAST, 16.02 FEET; THENCE NORTH 59-49-38 EAST, 41.10 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF BABCOCK ROAD; THENCE ALONG SAID SOUTHERLY MARGIN OF BABCOCK ROAD (BEING 30 FEET FROM THE ROAD CENTERLINE) SOUTH 74-16-18 EAST, 297.11 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,115.92 FEET, A CENTRAL ANGLE OF 08-52-00, AN ARC DISTANCE OF 172.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 65-24-18 EAST, 85.80 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,939.86 FEET, A CENTRAL ANGLE OF 05-52-30, AN ARC DISTANCE OF 198.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 71-16-48 EAST, 230 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 848.15 FEET, A CENTRAL ANGLE OF 14-53-00, AN ARC DISTANCE OF 220.41 FEET TO A POINT OF TANGENCY; THENCE SOUTH 86-09-48 EAST, 96 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 230.44 FEET, A CENTRAL ANGLE OF 20-05-44, AN ARC DISTANCE OF 80.82 FEET TO THE EAST LINE OF THE W1/2 OF SAID SE1/4 OF SECTION 11; THENCE SOUTH 01-24-08 WEST, 202.94 FEET ALONG SAID EAST LINE TO THE NORTHERLY MARGIN OF SAID BURLINGTON NORTHERN RAILWAY RIGHT OF WAY (BEING 50 FEET FROM THE RAILROAD CENTERLINE); THENCE ALONG THE ARC OF A CURVE TO THE SE, ALONG SAID NORTHERLY MARGIN HAVING AN INITIAL TANGENT BEARING OF NORTH 83-03-21 WEST, A RADIUS OF 984.62 FEET, A CENTRAL ANGLE OF 54-04-18, AN ARC DISTANCE OF 929.21 FEET TO A POINT OF COMPOUND CURVATURE OF A TRANSITION SPIRAL CURVE (RAILROAD STATION PCC 70+72); THENCE ALONG THE TRANSITION SPIRAL, THE CENTERLINE OF WHICH HAS SIX 28 FOOT CHORDS WITH DELTA ANGLE OF 03-30 TO THE POINT OF SPIRAL (RAILROAD STATION P.S. 69+04.5); THENCE SOUTH 39-22-21 WEST, 675.29 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT FOR FOLLOWING DESCRIBED TRACT LOCATED IN THE NW1/4 SE1/4: BEGINNING AT A POINT ON THE NORTH BANK OF THE NORTH FORK OF THE NOOKACHAMPS CREEK WHICH 1/4 SECTION LINE RUNS NORTH AND SOUTH; THENCE RUN NORTH 14 RODS; THENCE EAST 12 RODS; THENCE SOUTH 5 RODS; THENCE SWLY ALONG SAID BANK TO POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

The transfer to Designated Beneficiary is to occur at the death of the last Grantor and is contingent on Designated Beneficiary surviving Grantor(s). The interest of a Designated Beneficiary that fails to survive Grantor lapses.

Grantors have the right to revoke this deed.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to entities and to individuals.

DATED: 2/6/2024

Diana M Davis

Diana M. Davis

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH) ss

I certify that I know or have satisfactory evidence that Diana M. Davis is the individual who appeared before me, and who acknowledged that she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 2/6/2024

Sharon Skelton

Notary Public for Washington

My appointment expires

