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Skagit County Auditor

**Filed for Record at Request of:**

Mark D. Nusz, Attorney at Law

**When Recorded Return To:**

Westward LAW PLLC  
1200 Old Fairhaven Pkwy, STE 302  
Bellingham, WA 98225

<p align="center"><b>Real Estate Excise Tax Exempt</b></p> <p align="center"><b>Skagit County Treasurer</b></p> <p>By <u><i>[Signature]</i></u></p> <p>Date <u>2/27/24</u></p>
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**TRANSFER ON DEATH DEED**

THE GRANTOR:

**LOLITA PINPIN ABAD**, a single woman

for No consideration but Love and Affection, and pursuant to the Washington Uniform Real Property Transfer on Death Act conveys and quit claims, to:

GRANTEE: **JULIUS P. ABAD**, a single man

*to take effect only upon the Grantor's death*, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

LOT 77, "EASTGATE ADDITION PLAT NO. 8", AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE 91 AND 92, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

Subject to: All Easements, Restrictions, Reservations, and Provisions of record, if any.

**TAX PARCEL NUMBER:** P83726

**Property Address:** 415 South 32ND PL, Mount Vernon, WA 98273

Dated this 27 day of February, 2024.

*Lolita Pinpin Abad*

Lolita Pinpin Abad

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF WHATCOM )

On this day **Lolita Pinpin Abad** personally appeared before me and proved to me on the basis of satisfactory evidence to be the individual described in and whose name is subscribed to the within and foregoing **Transfer on Death Deed**, and acknowledged to me that by her signature on the instrument, she executed the instrument, for the uses and purposes therein mentioned.

I certify under PENALTY of PERJURY under the laws of the State of Washington that the foregoing paragraph is true and correct.

GIVEN under my hand and official seal on: February 27, 2024.



Mark D. Nusz  
Signature

Print: Mark D. Nusz  
NOTARY PUBLIC in and for the State of Washington  
My Commission expires on: May 21, 2026