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01/29/2025 01:40 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

PREPARED BY:
NORTH CITY LAW, PC

WHEN RECORDED RETURN TO:

Linda K. Harris
1120 17th Street
Anacortes, WA 98221

**Real Estate Excise Tax
Exempt
Skagit County Treasurer**
By *Debra Thompson*
Date 1-29-25

REVOCABLE TRANSFER ON DEATH DEED

GRANTORS: Linda K. Harris, a single woman.

GRANTEES: Erika J. Switzer, a single woman, as her sole and separate property

ABBREV LEGAL DESCRIPTION: Lots 11 and 12, Block 52, Anacortes

ASSESSOR'S TAX/PARCEL NUMBERS: P55221 / 3772-052-012-0015

The Grantors, Linda K. Harris, a single woman, upon the occasion of her death conveys and quit claims all of her interest in the below described real property to the Grantee, Erika J. Switzer, a single woman, as her sole and separate property. The real property is legally described as follows:

LEGAL DESCRIPTION:

Lots 11 and 12, Block 52, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," according to the plat thereof, recorded in Volume 2 of Plats, Page 4, records of Skagit County Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Commonly known as: 1120 17th Street, Anacortes, WA 98221

Assessor's Property Tax Parcel/Account Number: P55221 / 3772-052-012-0015

Subject to: Covenants, conditions, restrictions and easements of record:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEROF

TRANSFER ON DEATH. The Grantor transfers all of the Grantor's interest in the described property, including without limitation any after acquired title, to the Grantee designated above, effective upon the Grantor's death.

DATED 1-13-25

Linda K. Harris
LINDA K. HARRIS

STATE OF WASHINGTON) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that LINDA K. HARRIS is the individual who appeared before me, and said person acknowledged that she signed this **Revocable Transfer on Death Deed** and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED to before me this 13th day of January 2025.



Alexis Oles
NOTARY PUBLIC in and for the State of
Washington, residing at Anacortes.
My appointment expires 06/19/2027

EXHIBIT "A"
Exceptions

1. The subject property is within or near designated **AGRICULTURE** lands or farm operations upon which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. You may be subject to inconveniences or discomforts arising from such operations, **including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24 hours period (including aircraft), the storage and disposal of manure, and the application by spraying or storage and disposal of manure, and the application by spraying or otherwise or chemical fertilizers, soil amendments, herbicides and pesticides.** Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use and will not be considered to be a nuisance those inconveniences or discomforts arising from farm operations, if such operations are consistent with commonly accepted good management practices and otherwise comply with local, state and federal laws.
2. Assessments, if any, levied by City of Anacortes.
3. City, county or local improvement district assessments, if any.