



202504150138

04/15/2025 02:09 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By Della Thompson
Date 3-20-25

After recording, return to:

Hargrove
2021 N LAVENTURE #401
Mt. Vernon WA 98273

This space provided for recorder's use

Washington Transfer on Death Deed

I/we, Kimberly Hargrove (Grantor), being of sound mind and legal capacity, hereby convey, effective upon my death, the following real property located in the County of Skagit, State of Washington:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 3 as EXHIBIT A.

Abbreviated Legal: (Required if full legal not inserted above.) 14/34/03

Assessor's Tax Parcel ID#: 21951 and 21952

I designate the following grantee beneficiary if the grantee beneficiary survives me:

Beneficiary: Wesley D. Hargrove Relationship: son
Address: 16461 Donnelly Rd Mount Vernon WA 98273

If the grantee beneficiary does not survive me, I designate the following alternate beneficiary:

Beneficiary: Kristi Hargrove Relationship: daughter
Address: 11906 Branding Point Helotes TX 78023

TRANSFER ON DEATH. The Grantor transfers all of the Grantor's interest in the described property, including without limitation any after acquired title of the Grantor, to the beneficiaries as designated above. Before the Grantor's death, the Grantor has the right to revoke this deed.

REAL ESTATE EXCISE TAX EXEMPTION. The recording of this Revocable 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 Revocable Transfer on Death Deed at the time of the Grantor's death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3) and WAC 458-61A-202(6).

Signature(s): Kimberly D. Hargrove

KIMBERLY D HARGROVE 3/20/2025
Owner(s)/Grantor(s) Printed Name(s) Date



NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Washington }
County of Skagit }

On March 20, 2025, before me, Kaylee Oudman Notary Public
(insert name and title of the officer), personally appeared Kimberly Hargrove
(seller's name) who proved to me on the basis of satisfactory evidence to be the person
whose name is subscribed within the Transfer on Death Deed and acknowledged to me
that they executed the same in their authorized capacity, and that by their signature on
the instrument the person, or the entity upon behalf of which the person acted, executed
the instrument.

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

WITNESS my hand and official seal.

Notary Public: Kaylee Oudman
Print Name: Kaylee Oudman
My Commission Expires: March 30, 2026

(seal)

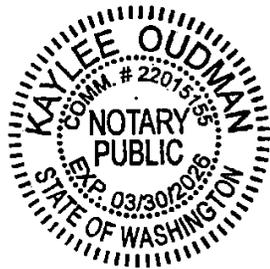


Exhibit A

P21951

THE WEST 277.6 FEET OF THE EAST 386.2 FEET OF THE SOUTH 492 FEET OF THE EAST 1/2 OF THE SE1/4 NW1/4 OF SEC 14, TWP 34, RNG 3; EXCEPT COUNTY ROAD AND EXCEPT THE WEST 138.8 FEET OF THE EAST 247.4 FEET OF THE SOUTH 492 FEET OF THE SE1/4 NW1/4 OF SEC 14, TWP 34, RNG 3. SURVEY AF#202312080023

P21952

THE WEST 138.8 FEET OF THE EAST 247.4 FEET OF THE SOUTH 492 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. SURVEY AF#202312080023