

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Kaylee Oudman
DATE 05/15/2025

When recorded return to:
Andrew C. Schuh
Skagit Law Group, PLLC
PO Box 336
Mount Vernon, Washington 98273

REVOCABLE TRANSFER ON DEATH DEED

Grantor: Gail A. Lewis-Wardell, an unmarried woman.

Grantee: The Micaela R. Wardell Special Needs Trust dated May 6, 2025.

Legal Description: (0.6500 ac) LOTS 5 THROUGH 9, BLOCK 20, PLAT OF THE TOWN OF MONTBORNE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY WASHINGTON. TOGETHER WITH THE SOUTHWESTERLY 1/2 OF OREGON STREET, LYING BETWEEN THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 5 AND THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 9, BLOCK 20, ALL AS SHOWN ON THE 'PLAT OF THE TOWN MONTBORNE', SKAGIT COUNTY, WASHINGTON,' AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, PER DEED FROM SKAGIT COUNTY PER AF#200305160039. TOGETHER WITH THE NORTHEAST 1/2 OF THE ALLEY WAY ADJACENT TO THE SOUTHWESTERLY BOUNDARY OF THE FOLLOWING DESCRIBED PROPERTY, LYING BETWEEN THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 5, BLOCK 20, AND THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 9, BLOCK 20, OF THE FOLLOWING DESCRIBED REAL PROPERTY: LOTS 5 THROUGH 9, BLOCK 20, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON; ALSO TOGETHER WITH THE PORTION OF VACATED RIGHT-OF-WAY ADJACENT TO MONTBORNE, BLOCK 20, LOTS 5 THROUGH 9, DESCRIBED AS THE SOUTHWESTERLY 1/2 OF OREGON STREET, LYING BETWEEN THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 5 AND THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 9, BLOCK 20, ALL AS SHOWN ON THE "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, PER DEED FROM SKAGIT COUNTY, AF#200305160039 PER SKAGIT COUNTY CONTRACT #C20140506 AF#201412010158

Assessor's Property Tax Parcel or Account No.: P74608/ 4135-020-009-0009

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiary, if the primary beneficiary survives the Grantor: The Micaela R. Wardell Special Needs Trust dated May 6, 2025.

ALTERNATE BENEFICIARY. If the primary beneficiary does not survive the Grantor, the Grantor designates the following alternate beneficiary, if the alternate beneficiary survives the Grantor: Marie Hill.

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. Also, pursuant to WAC 458-61A-303(3)(j) no Real Estate Excise Tax Affidavit is required. 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)(b) and WAC 458-61A-202.

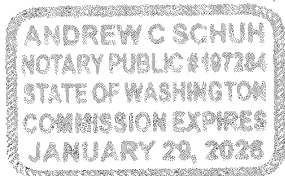
DATED this 6 day of May, 2025.

Gail A. Lewis-Wardell
Gail A. Lewis-Wardell, Grantor

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that Gail A. Lewis-Wardell, is the person who appeared before me, and said person acknowledges that they signed this instrument and acknowledges it to be their free and voluntary act, for the uses and purposes in the instrument.

DATED: May 6, 2025



ACS
Andrew C. Schuh, Notary Public
My appointment expires 1/29/26