

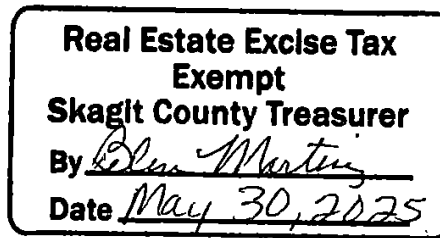


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05/30/2025 02:57 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

FILE FOR RECORD AND RETURN TO:

KIM HAUSTEDT
1404 N. Garden Street
Bellingham, WA 98225



REVOCABLE TRANSFER ON DEATH DEED

REFERENCE NUMBER OF RELATED DOCUMENT: n/a

GRANTOR: KIM HAUSTEDT, as her separate property

GRANTEE(S): TESSA MORIAH ST JEAN, as her separate property, PETER COLE WARKENTIN, as his separate property, and LUKE TIMOTHY WARKENTIN, as his separate property.

ASSESSOR'S TAX PARCEL NUMBER(S): P36595 / 350414-2-001-0103

COMMON ADDRESS: 22362 Cully Road, Sedro Woolley, WA 98284

ABBREVIATED LEGAL: SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST; PTN NE NW

LEGAL DESCRIPTION: The real property that is the subject of this Revocable Transfer on Death Deed is situate in the County of Skagit, State of Washington, and it is legally described as follows:

A portion of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said subdivision;
thence South 02°29'46" East, along the West line thereof, a distance of 332.38 feet;
thence South 88°40'26" East, a distance of 159.82 feet;
thence North 2°35'24" West, a distance of 331.31 feet to the North line of said subdivision;
thence North 88°16'40" West along the North line of said subdivision, a distance of 159.39 feet to the point of beginning,

EXCEPT the North 30 feet thereof, conveyed to Skagit County by Deeds recorded September 19, 1924, in Volume 133 of Deeds, page 541, and recorded June 26, 1986 in Volume 654 of Deeds, page 270, under Auditor's File No. 8606260026.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO:

This conveyance is subject to covenants, conditions, restrictions, regulations, requirements, and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR. The Grantor is KIM HAUSTEDT, an unmarried woman, as her separate property.

PRIMARY BENEFICIARIES. The Grantor designates the following primary beneficiaries if the primary beneficiaries survive Grantor: TESSA MORIAH ST JEAN, as her separate property, PETER COLE WARKENTIN, as his separate property, and LUKE TIMOTHY WARKENTIN, as his separate property.

TRANSFER ON DEATH. After the death of the Grantor, 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 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)b) and WAC 458-61A-202(7).

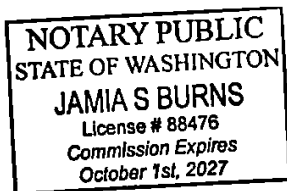
DATED this 29 day of May, 2025.

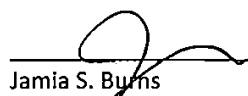

KIM HAUSTEDT, Grantor

STATE OF WASHINGTON)
) ss.
County of Whatcom)

On this day personally appeared before me KIM HAUSTEDT, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated this 29 day of May, 2025.




Jamia S. Burns
NOTARY PUBLIC in and for the
State of Washington, residing at Whatcom County.
My Commission expires 10/01/2027.