

Patrick M. Hayden Law Office  
P.O. Box 454  
Sedro Woolley, WA 98284



**202506110058**

06/11/2025 01:33 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

**Real Estate Excise Tax  
Exempt  
Skagit County Treasurer**  
By Kaylee Oudman  
Date 06/11/2025

**REVOCABLE TRANSFER ON DEATH DEED**

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**GRANTOR: Abenroth, Dolores A.**

**GRANTEES: Abenroth, John L, Jr.  
Bell, Kristin L.**

**ADDRESS: 1033 Wicker Road, Sedro-Woolley, WA. 98284**

**PARCEL NUMBER: P107858 / 350519-0-074-0100**

**ABBREVIATED LEGAL:**

**Lot 1, Sedro-Woolley Short Plat No. SW-08-95, AF# 9510190110: Ptn of NW1/4  
SW1/4 19-35-5**

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**ORIGINAL**

**REVOCABLE TRANSFER ON DEATH DEED**

**GRANTOR.** The Grantor is Dolores A. Abenroth, a single woman, whose mailing address is 1033 Wicker Road, Sedro-Woolley, WA. 98284

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

Lot 1 of Sedro-Woolley Short Plat SW-08-95, recorded October 19, 1995 in Skagit County Auditor's File No. 9510190110; being a ptn of the NW ¼ of the SW ¼ of Section 19, Township 35 N, Range 5 E. WM; Situated in Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

**PRIMARY BENEFICIARY.** The Grantor designated the following primary beneficiaries if the primary beneficiary survives the Grantor: John L. Abenroth, Jr., and Kristin L. Bell, to each as their separate property in equal shares as tenants in common.

**ALTERNATE BENEFICIARY.** If any of the primary beneficiaries do not survive the Grantor, the Grantor designates the surviving beneficiaries as Alternate Beneficiaries for the predeceased person's share.

**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 set forth above. Before the Grantor's death, the Grantor retains 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).

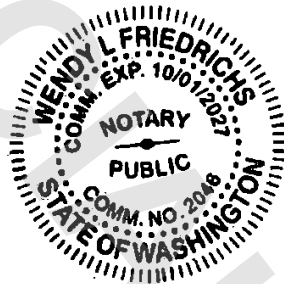
DATED this 10 day of June, 2025

  
Dolores A. Abenroth, Grantor

STATE OF WASHINGTON           )  
  :    ss.  
COUNTY OF SKAGIT           )

On this day personally appeared before me, Dolores A. Abenroth, 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.

Given under my hand and official seal on June 10, 2025.



Wendy L. Friedrichs  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro Woolley.  
My commission expires: 10-1-27