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06/27/2025 03:36 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

File for record and return to:

Linda Hoff Lease
29623 S Skagit Hwy
Sedro-Woolley, WA 98284

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Cain Cress
Date 6/27/2025

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Linda Hoff Lease
Grantee: Leonard James Hoff
ADDRESS: 29623 s Skagit Hwy, Sedro Woolley, WA 98284
PARCEL NUMBER: P40205 Tract 1 SP 7679 SE 25/35/05
SUBJECT TO: Easements, restriction, and reservation of record

GRANTOR. The grantor Linda Hoff Lease, whose mailing address is 29623 S Skagit Hwy, 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:

ATTACHED FOR SEE LEGAL DESCRIPTIONS

BENEFICAIRY: Leonard James Hoff. The son of Grantor.

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

REAL ESTATE EXCISE TAX EXEMPTION. Recording this Revocable Transfer on Death Deed is not a "sale" as defined in RCW82.45.010(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 under RCW 82.45.010(3)(b) and WRC 458-61A-202(7).

Dated this 24 day of May, 2022.



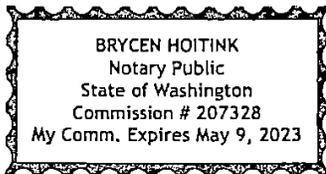
Linda Hoff Lease

STATE OF WASHINGTON (SS:
COUNTY OF SKAGIT)

On this day personally appeared before me **Linda Hoff Lease**, 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 mentioned.

GIVEN UNDER my hand and official seal on this 24 day of May, 2022.





NOTARY PUBLIC in and for the
State of Washington, residing at

Skagit

Commission Expires: 5/9/2023

Legal Description
P40205
BEFORE
Boundary Line Adjustment

Tract 1 of Skagit County Short Plat No. 76-79, as approved September 12, 1979, and recorded September 13, 1979, in Volume 3 of Short Plats, page 180, under Auditor's File No. 7909130014, records of Skagit County, Washington; being a portion of the West ½ of the Southeast ¼ of Section 25, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

Legal Description
P40205
AFTER
Boundary Line Adjustment

PARCEL "A":

Tract 1 of Skagit County Short Plat No. 76-79, as approved September 12, 1979, and recorded September 13, 1979, in Volume 3 of Short Plats, page 180, under Auditor's File No. 7909130014, records of Skagit County, Washington; being a portion of the West ½ of the Southeast ¼ of Section 25, Township 35 North, Range 5 East, W.M.

PARCEL "B":

That portion of the East ½ of the Southwest ¼ of the Southeast ¼, lying North of the South Skagit Highway in Section 25, Township 35 North, Range 5 East, W.M., more particularly described as follows:

Beginning at the Southwest corner of the above described property as said property corner is shown on that certain record of survey filed May 9, 1995, under Auditor's File No. 9505090053, records of Skagit County, Washington;
thence North 01°06'35" West, along the West line thereof, a distance of 367.34 feet, more or less, to the North line thereof;
thence North 89°43'38" East, along the North line thereof, a distance of 60.00 feet;
thence Southwesterly to a point on the North line of the South Skagit Highway, as the same is shown in said record of survey under Auditor's File No. 9505090053, that is 30.00 feet northeasterly, along said highway as shown, from the point of beginning;
thence South 71°49'20" West, along said north line, to the point of beginning.

EXCEPT that portion conveyed to Skagit County for right-of-way by instrument recorded June 5, 1996, under Auditor's File No. 9606050076.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a strip of land 30 feet in width, the Westerly line of which is the Easterly line of the property described above, with the length being 185.00 feet Northeasterly from the Northerly line of the South Skagit Highway as shown on said record of survey.

All situate in the County of Skagit, State of Washington.