



202507080020

07/08/2025 11:07 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

File for record and return to:

Jaime and Lisa Hull
Name
576 Turtle Lane
Address
Address 2
Seguin, TX 78155
City/State/Zip

**Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Date 7.8.25**

REVOCABLE TRANSFER ON DEATH DEED

TRANSFEROR(S):	
1. NAME:	Jaime Hull
ADDRESS:	576 Turtle Lane, Seguin, TX 78155
2. NAME:	Lisa Hull ^{Pickens} Lisa Pickens Hull
ADDRESS:	576 Turtle Lane, Seguin, TX 78155

BENEFICIARY(IES):	
1. NAME:	Steven Wayne Pickens, as his sole and separate property
ADDRESS:	36 Bramble Way, Bellingham, WA 98229
2. NAME:	
ADDRESS:	
3. NAME:	
ADDRESS:	
4. NAME:	
ADDRESS:	

PARCEL NO(S):	47829
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ABBREVIATED LEGAL DESCRIPTION:	
(i.e., lot, block, plat, or township, range, quarter/quarter and reference to the document page number where the full legal description is included, if applicable)	Lot 1, of Short Plat No. 30-81 filed in Volume 6 of Short Plats at Page 7 under Auditor's file number 8208090009, records of Skagit County, Washington and being in the Northwest Quarter of the Northeast Quarter of Section 13, Township 36 North, Range 3 East, W.M.

SINGULAR AND PLURAL Wherever appropriate in this Quit Claim Deed, a singular term shall be construed to mean the plural where necessary, and a plural term the singular. For example, if at any time two or more parties shall constitute Transferor or Grantee, then the relevant term shall refer to

TODD

8/15/2024 2:45 PM

all parties together so designated. The masculine gender shall include the feminine and neuter genders, and vice versa.

BENEFICIARIES. The Transferor designates the above named Beneficiaries as the Beneficiary of this Transfer, in equal shares if multiple Beneficiaries.

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:

See Exhibit "A" attached hereto and incorporated herein for all purposes.

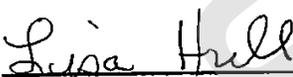
TRANSFER ON DEATH. The Transferor transfers all of the Transferor's interest in the described property, including without limitation any after acquired title of the Transferor, to the Beneficiary set forth above upon the death of the last surviving Transferor. Before the Transferor's death, the Transferor shall retain 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) by reason of RCW 82.45.010(3)(b) 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 this Transferor's death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.197(1)(i) and WAC 458-61A-202(6)(d).

Date this 11 day of April, ~~2023~~ 2025



TRANSFEROR(S):

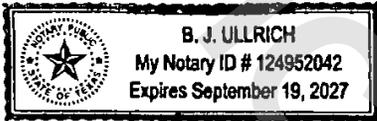


TRANSFEROR(S):

TEXAS
STATE OF ~~WASHINGTON~~)
COUNTY OF) ss.
~~SKAGIT~~)
GUADALUPE)

I certify that I know or have satisfactory evidence the Transferor(s) is the person(s) who appeared before me and acknowledged that they signed the foregoing instrument and acknowledged it to be their free and voluntary act for the uses and purposes described in this instrument.

SUBSCRIBED to before me this 11 day of April, ~~2023~~ 2025



[Signature]

B. J. Ullrich, Notary Public
Commission Expires: Sept. 19, 2027

EXHIBIT "A"

2047 Barrell Springs Road, Bow, WA 98232

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SKAGIT, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS:

LOT 1, OF SHORT PLAT NO. 30-81 FILED IN VOLUME 6 OF SHORT PLATS AT PAGE 7 UNDER AUDITOR'S FILE NUMBER 8208090009, RECORDS OF SKAGIT COUNTY, WASHINGTON AND BEING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

EXCEPT THE PARCEL DESCRIBED AS:

BEGINNING AT THE ANGLE POINT IN THE SOUTH LINE OF SAID LOT 1 THAT LIES S 88°40'48"E A DISTANCE OF 92.47 FEET FROM THE NORTHEAST CORNER OF LOT 2 OF SAID SHORT PLAT NO. 30-81;
THENCE N 00°39'29"E ALONG THE BOUNDARY OF SAID LOT 1, A DISTANCE OF 61.24 FEET;
THENCE S 88°40'48"E ALONG THE BOUNDARY OF SAID LOT 1, A DISTANCE OF 195.95 FEET;
THENCE N 00°39'29"E, A DISTANCE OF 60.00 FEET;
THENCE N 88°40'48"W, A DISTANCE OF 215.95 FEET;
THENCE S 00°39'29"W, A DISTANCE OF 121.24 FEET TO THE BOUNDARY OF SAID LOT 1;
THENCE S 88°40'48"E ALONG SAID BOUNDARY, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH THE PARCEL DESCRIBED AS:

BEGINNING AT THE CORNER OF LOT 3 OF SHORT PLAT NO. 30-81 FILED IN VOLUME 6 OF SHORT PLATS AT PAGE 7 UNDER AUDITOR'S FILE NUMBER 8208090009, THAT LIES S 00°39'29"W, A DISTANCE OF 516.74 FEET FROM THE NORTHEAST CORNER OF SAID SHORT PLAT NO. 30-81;
THENCE N 88°40'48"W ALONG THE BOUNDARY OF SAID LOT 3, A DISTANCE OF 100.00 FEET;
THENCE N 00°39'29"E ALONG THE BOUNDARY OF SAID LOT 3, A DISTANCE OF 120.00 FEET;
THENCE N 88°40'48"W ALONG THE BOUNDARY OF SAID LOT 3, A DISTANCE OF 99.04 FEET;
THENCE S 00°39'29"W, A DISTANCE OF 131.55 FEET;
THENCE S 88°40'48"E, A DISTANCE OF 199.04 FEET TO THE EAST LINE OF SAID LOT 3;
THENCE N 00°39'29" EAST ALONG SAID EAST LINE, A DISTANCE OF 11.55 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.