

After recording return to:

Larry C. Vaughn
Trustee of the Larry C. Vaughn Trust
1907 Bay Place
Anacortes, WA 98221

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 07/22/2025

TRANSFER ON DEATH DEED

Grantor: Larry C. Vaughn, Trustee of the Larry C. Vaughn Trust,
Dated May 31, 2012
Grantee: Nancy A. Vaughn
Abbreviated Legal: Lot 47, Skyline No. 7, Ptn NW ¼, 27-35-1 E W.M.
Additional Legal on: Page 3
Assessor's Tax Parcel No(s): P59628/3823-000-047-0004

The Grantor, Larry C. Vaughn, Trustee of the Larry C. Vaughn Trust, Dated May 31, 2012, a married person, who retains fee simple ownership during his lifetime and retains the power to revoke this deed prior to her death, for and in consideration of love and affection and for no monetary consideration, and pursuant to the Washington Uniform Property Transfer on Death Act, RCW 64.80, conveys and quitclaims to the Grantee/Beneficiary Nancy A. Vaughn, a married person, as her separate property, to take effect only upon Grantor's death, all of Grantor's right, title, and interest in and to the following described real estate situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein:

Abbreviated legal description: Lot 47, Skyline No. 7, Ptn NW ¼, 27-35-1 E W.M.
For full legal description, see Exhibit A
Assessor's Tax Parcel No(s): P59628/3823-000-047-0004

Dated: 22nd July, 2025


Larry C. Vaughn, Trustee
Transfer on Death Deed Page 1

State of Washington)
) ss:
County of Skagit)

On this 22nd day of July, 2025, personally appeared before me Larry C. Vaughn, Grantor, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22nd day of July 2025

Neli T Espe
Notary Public in and for the State of Washington
Notary Name: NELI ESPE
Residing at: Anacortes, Washington
My appointment expires: November 23, 2027

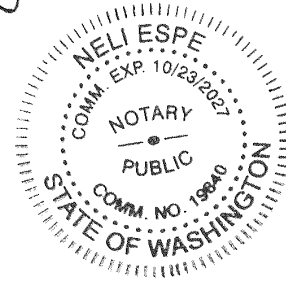


Exhibit A**PARCEL A:**

LOT 47, SKYLINE NO. 7, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 70 AND 71, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 47, SKYLINE NO. 7, THENCE SOUTH 51°27' EAST, A DISTANCE OF 95.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60 FEET, AN ARC DISTANCE OF 15.48 FEET TO A POINT WHICH LIES SOUTH 37°04'17" EAST, A DISTANCE OF 95 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 47; THENCE NORTH 37°04'17" WEST, A DISTANCE OF 95 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 47; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 47, A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.