

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 08/08/2025

When recorded return to:

Andrew C. Schuh
SKAGIT LAW GROUP, PLLC
PO Box 336
Mount Vernon, Washington 98273

REVOCABLE TRANSFER ON DEATH DEED

Grantor: Albert P. Berger, a single person.

Grantees: Jean M. Wilcox, an individual as her sole and separate property, Arne R. Berger, an individual as his sole and separate property, and Raymond A. Berger, an individual as his sole and separate property, in equal, undivided shares, as tenants in common.

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 is legally described as follows:

Lot 39, "PLAT OF BAKERVIEW WEST, as per plat recorded in Volume 17 of Plats, pages 13 through 16, inclusive, records of Skagit County Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Assessor's Property Tax Parcel/Account No.: P113653/4719-000-039-0000

TOGETHER WITH that certain 2003 FLEETWOOD BERKSHIRE 56X28 Manufactured Home
VIN#ORFL34829204B913

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 152691-OE.

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 as designated above. Before the 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. Also, pursuant to WAC 458-61A-303(3)(j) no Real Estate Excise Tax Affidavit is required. 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.

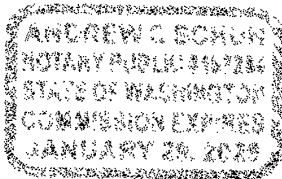
DATED this 8 day of August, 2025.

Albert P. Berger
Albert P. Berger

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that Albert P. Berger, is the person who appeared before me, and said person acknowledges that they signed this instrument and acknowledges it to be their free and voluntary act, for the uses and purposes in the instrument.

DATED: Aug 8, 2025



Andrew C. Schuh
ANDREW C. SCHUH, Notary Public

My appointment expires 1/26/26