



202508150086

08/15/2025 04:13 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

Prepared By: |
Joyce Stewart |
7581 N Fruitdale Rd |
Sedro Woolley, WA 98284

After Recording Return To: |
Joyce Stewart |
7581 N Fruitdale Rd |
Sedro Woolley, WA 98284

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By Lena Thompson
Date 8.15.25

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REVOCABLE TRANSFER ON DEATH DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

This Revocable Transfer on Death Deed is made pursuant to the provisions of the Washington Uniform Real Property Transfer Act. In accordance with the provisions of the Uniform Real Property Transfer on Death Act, upon our deaths we, Joyce M Stewart and David Franklin Stewart, a married couple (herein referred to as "Grantor"), do hereby convey unto Grantee(s) as designated below, (herein referred to as "Grantee"), effective upon our deaths, the following described real property located in Sedro Woolley, in the County of SKAGIT, State of Washington:

Legal Description:

That portion of the) SOUTH 22 ACRES OF NE1/4 SW1/4, SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. lying east of the county road which follows the line of the abandoned railroad right of way EXCEPT roads and EXCEPT the following described tract: commencing at the intersection of the north line of the south 22 acres of said ne1/4 of the sw1/4 and the county road; thence east along said north line 200 feet; thence southerly and parallel with the east line of said subdivision 150 feet, more or less, to the northerly line of the county road; thence northwesterly along the northerly line of said county road to the point of beginning.

Abbreviated Legal (14.6500 ac) SOUTH 22 ACRES OF NE1/4 SW1/4, SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., E OF RD LESS TAX 7

Tax Parcel Number P38638

Grantee(s):

Leo Collins Preston Stewart
3762 Warehouse Rd
Monitor, WA 978836

If the designated Grantee Beneficiary preceeds Grantor in death, then: This transfer to the deceased Grantee Beneficiary shall become null and void.

Until a change is requested, the county clerk shall send tax statements to the following address:

Joyce Stewart
7581 N Fruitdale Rd
Sedro Woolley, Washington 98284

[SIGNATURE PAGE FOLLOWS]

Grantor Acknowledgement

Grantor Signature:

DATED: 8/15/2025

Joyce M Stewart
Joyce M Stewart
7581 N Fruitdale Rd
Sedro Woolley, Washington 98284

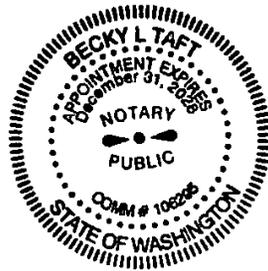
Spouse Signature:

DATED: 08/15/2025

David Franklin Stewart
David Franklin Stewart
7639 N Fruitdale Rd
Sedro woolley, Washington 98284

STATE OF WASHINGTON, COUNTY OF SKAGIT, ss:

I certify that I know or have satisfactory evidence that Joyce M Stewart and David Franklin Stewart is the person who appeared before me, and said person acknowledged that s/he signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.



Becky L Taft
Notary Public

Becky L Taft
Title (and Rank)

My commission expires: 12/31/2028