

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Kaylee Oudman
DATE 08/18/2025

Post recording, return to:
Compassionate Legal Care, PLLC
4215 198th Street SW, Suite 106
Lynnwood, WA 98036
206-525-6919

REVOCABLE TRANSFER ON DEATH DEED

IDENTIFYING INFORMATION

Owner/Grantor: RICHARD H. SMITH
2510 Jacqueline Place
Mount Vernon, WA 98273

Primary Beneficiaries/Grantees: JULIA D. SMITH fifty percent (50%)
as Tenant-in-Common; and
JANIS L. HOOVER fifty percent (50%)
as Tenant-in-Common

Contingent Beneficiary/Grantee: If JULIA D. SMITH does not survive, then one hundred
percent (100%) to JANIS L. HOOVER; and

If JANIS L. HOOVER does not survive, then one
hundred percent (100%) to JULIA D. SMITH

Legal description of the property located in the County of Skagit, State of Washington:

LOT 12, "SOUZA'S ADDITION", AS PER PLAT RECORDED IN VOLUME 8 OF
PLATS, PAGE 70, RECORD OF SKAGIT COUNTY, WASHINGTON.

Street Address: 2510 Jacqueline Place, Mount Vernon, WA 98273
Skagit County Tax Parcel ID: P54286 and 3757-000-012-0005

BENEFICIARIES/GRANTEES

RICHARD H. SMITH, Owner/Grantor, designates the following Primary Beneficiaries/Grantees
if the Primary Beneficiaries/Grantees survive the Grantor: JULIA D. SMITH fifty percent (50%)
as tenant-in-common, and JANIS L. HOOVER fifty percent (50%) as tenant-in-common.

Revocable Transfer on Death Deed
Owner/Grantor: Richard H. Smith
Primary Beneficiaries/Grantees: Julia D. Smith and Janis L. Hoover, Tenants-in-Common
Contingent Beneficiary/Grantee: Julia D. Smith or Janis L. Hoover
Parcel: No. P54286 and 3757-000-012-0005
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RICHARD H. SMITH, Owner/Grantor, designates the following Contingent Beneficiary/Grantee if the one of the Primary Beneficiaries/Grantees does not survive the Grantor: If JULIA D. SMITH does not survive, then one hundred percent (100%) to JANIS L. HOOVER; and if JANIS L. HOOVER does not survive, then one hundred percent (100%) to JULIA D. SMITH.

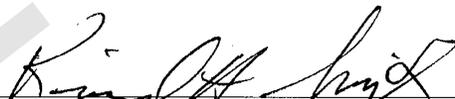
TRANSFER ON DEATH

At the death of Owner/Grantor, Owner/Grantor transfers his interest in the within described property to the Beneficiaries/Grantees as designated above.

Prior to the death of Owner/Grantor, Owner/Grantor has the right to revoke this deed.

SIGNATURE OF OWNER/GRANTOR MAKING THIS DEED

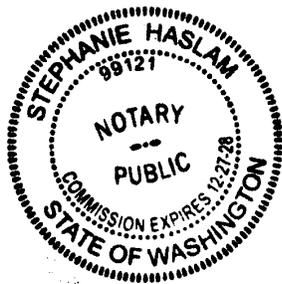
Dated this 26 day of July 2025.

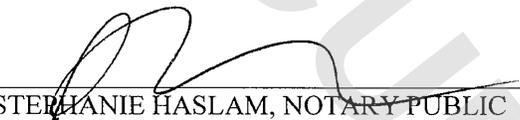

RICHARD H. SMITH, Owner/Grantor

STATE OF WASHINGTON §
 §
COUNTY OF SKAGIT §

On this day personally appeared before me **Richard H. Smith** who is known to me to be the person described in and who acknowledged the within and foregoing instrument and acknowledged that he acted freely and voluntarily in executing this document for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26th day of July 2025.




STEPHANIE HASLAM, NOTARY PUBLIC
In and for the State of Washington,
Residing at Seattle, WA
My commission expires December 27, 2028