After Recording Return To:

Sue L. Shepherd
2521 River View Court, Unit A
Mount Vernon, WA 98273

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY BELEN MARTINEZ
DATE 10/15/2025

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR:	**SUE L. SHEPHERD,** a single person
GRANTEES/BENEFICIARIES:	**GEOFFREY SHEPHERD**, a married man as his separate estate, and **KELLY BADGLEY**, a married woman as her separate estate, as "transfer on death" beneficiaries
Abbreviated Legal:	Unit 38-A of North Hill Townhomes Condominium
Additional Legal on:	Page 2
Assessor's Tax Parcel No:	6071-000-001-0000; P134946

THE GRANTOR, **SUE L. SHEPHERD** a single person **(who shall retain fee simple ownership during her lifetime, with the retained power to revoke this Revocable Transfer on Death Deed prior to her death)**, for and in consideration of love and affection and for no monetary consideration, and pursuant to the Washington Uniform Real Property Transfer on Death Act (RCW 64.80, et. seq.), conveys and quitclaims to the GRANTEES/BENEFICIARIES, **GEOFFREY SHEPHERD**, a married man as his separate estate, and **KELLY BADGLEY**, a married woman as her separate estate, **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:

Unit 38-A "FIFTH AMENDMENT TO SURVEY MAP AND PLANS FOR NORTH HILL TOWNHOMES, A CONDOMINIUM" recorded as Auditor's File No. 201908280030, and according to Sixth Amendment to Condominium Declaration recorded August 8, 2019, as Auditor's File No. 201908280031 and any amendment thereto; TOGETHER WITH any rights appurtenant thereto; Said Condominium being a portion of Tract "A" and Lots 26, 27, and 28, "PLAT OF NORTH HILL PUD" as per plat recorded May 5, 2005, as Auditor's File No. 200505050094

SUBJECT TO: Easements, restrictions, reservations, and covenants of record.

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. 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(7).

DATED: October 15, 2025.

Sue L Shepherd
SUE L. SHEPHERD

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **SUE L. SHEPHERD** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 15th day of October, 2025.

BETHANY HOEMANN NOTARY PUBLIC STATE OF WASHINGTON COMM# 22029808 APPOINTMENT EXPIRES August 05, 2026

BH

Printed Name BETHANY HOEMANN
NOTARY PUBLIC in and for the State of Washington
My Commission Expires August 5, 2026