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11/17/2025 11:58 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

File for record and return to:

Stiles & Lehr Inc., P.S.
P. O. Box 228
Sedro-Woolley, WA 98284

Real Estate Excise Tax Exempt Skagit County Treasurer
By <u>Berna Thompson</u>
Date <u>11.17.25</u>

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR:	Vicki J. Swan-Petrick
GRANTEES:	Katherine Church
ADDRESS:	8344 Emmanuel Lane, Concrete, WA 98237
PARCEL NUMBER:	P42706 / 350715-1-004-0108
ABBREVIATED LEGAL:	LOT 1 OF SKAGIT COUNTY SHORT PLAT NUMBER PL01
SUBJECT TO:	Easements, restrictions and reservations of record

GRANTOR. The Grantor is Vicki J. Swan-Petrick, whose mailing address is 8344 Emmanuel Drive, Concrete, WA 98237.

LEGAL DESCRIPTION. The real property that is the subject of this Revocable Transfer on Death Deed is situated in the County of Skagit, State of Washington, and it is legally described as follows:

Lot 1 of Skagit Short Plat No. PL01-0296, approved August 13, 2001 and recorded August 14, 2001, under Auditor's File No. 200108140104, being a portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 15, Township 35 North, Range 7 East, W.M.

TOGETHER WITH an easement for ingress, egress and utilities as shown on the face of Skagit County Short Plat No. 93-071, approved October 21, 1994, and recorded November 3, 1994, in Volume 11 of Short Plats, page 135, under Auditor's File No. 9411030038, being a portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 15, Township 35-North, Range 7 East, W.M.

AND TOGETHER WITH an easement for road utilities, and right-of-way 60.00 feet wide by 185.00 feet long, more or less, in Government Lot 1, Section 15, Township 35 North, Range 7 East, W.M., being the West 60.00 feet of said Lot 1 lying between the Northerly right-of-way line of the Cape Horn County Road as conveyed of Skagit County by deed recorded May 12, 1967, under Auditor's File No. 698925, records of Skagit County, Washington, and the North line of said Government Lot 1.

AND ALSO, a tract of land 60.00 feet wide by 60.00 feet long in the Southwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 15, Township 35 North, Range 7 East, W.M., more particularly described as follows:

Beginning at the Southwest Corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 15; thence North $88^{\circ} 45'$ East 60.00 feet; thence North $01^{\circ} 35'$ West 60.00 feet; thence South $88^{\circ} 45'$ West 60.00 feet; thence South $01^{\circ} 35'$ East 60.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PRIMARY BENEFICIARY. The Grantor, Vicki J. Swan-Petrack, designates Katherine Church as the primary beneficiaries in equal shares.

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 set forth above. Before the Grantor's death, the Grantor retains 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. 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 This 16th day of Nov., 2025.

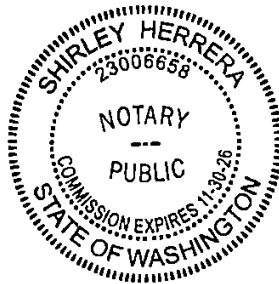
Vicki J. Swan-Petrick

Vicki J. Swan-Petrick

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me Vicki J. Swan-Petrick, who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal on this 16th day of Nov, 2025.



[Signature]
NOTARY PUBLIC in and for the
State of Washington, residing at
111 Vernon, WA
Commission Expires: 11/30/26