



202512080046

12/08/2025 12:01 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

File for record and return to:

Lowell Law Office
PO Box 1346
Burlington, WA 98233

<p>Real Estate Excise Tax Exempt Skagit County Treasurer By <u><i>Sherril Thompson</i></u> Date <u>12.8.25</u></p>
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REVOCABLE TRANSFER ON DEATH DEED

GRANTOR(s): NANCY L. NYGREN, as her separate estate

GRANTEE(s): MATTHEW BRADY SOLOMON, as his separate property.

ADDRESS: 16170 Lookout Lane, Bow WA 98232

PARCEL NUMBER: P48354

ABBREVIATED LEGAL: SW Quarter, Section 26, Township 36, Range 03

SUBJECT TO: Easements, restrictions and reservations of record

GRANTORS. The Grantor is NANCY L. NYGREN, as her separate estate, whose mailing address is 16170 Lookout Ln, Bow WA 98232.

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

Parcel 48354 (XrefID 360326-3-005-0103)

(4.7400 ac) PTN S1/2 N1/2 SW1/4, SECTION 26, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. AKA TRACT 1 REVISED S/P 509-80 AF#8107170015

PRIMARY BENEFICIARY. The Grantor, NANCY L. NYGREN, designates her partner, MATTHEW BRADY SOLOMON, as the primary beneficiary.

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 will occur under this Revocable Transfer on Death Deed at any 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 4 day of December, 2025.

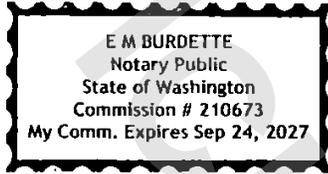


NANCY L. NYGREN

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

On this day personally appeared before me, NANCY L. NYGREN 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 4 day of December, 2025.



E M Burdette
NOTARY PUBLIC in and for the State of
Washington, residing at Burlington WA
Commission expires: 9.24.2027