

After Recording Return To:

VALERIE J. NEWSOM
402 E. Washington
Mount Vernon, WA 98274

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 12/09/2025

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: VALERIE J. NEWSOM,
an unmarried person

GRANTEE/BENEFICIARY: DAVID A. NEWSOM,
a single man, as his separate property, as "transfer on
death" beneficiary

Abbreviated Legal: Ptn. Gov. Lot 10, 33-36-3 E.W.M.

Additional Legal on Page: Exhibit "A"

Assessor's Tax Parcel Nos: 360333-0-023-0300 / P124311
360333-0-023-0009 / P48554

THE GRANTOR, VALERIE J. NEWSOM, a single woman (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 her son, the GRANTEE/BENEFICIARY, DAVID A. NEWSOM, a single man, as his separate property, 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:


As hereto attached in Exhibit "A" and by this reference made a part hereof.

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

Situated in Skagit County, Washington.

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(6)(d).

DATED: December 9, 2025.

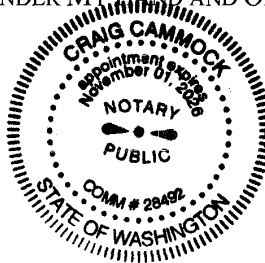

VALERIE J. NEWSOM

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence **VALERIE J. NEWSOM** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 9th day of December, 2025.



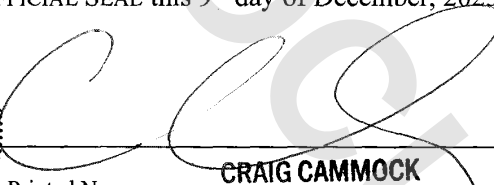

Printed Name **CRAIG CAMMOCK**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-1-2026

Exhibit "A"
Legal Description

360333-0-023-0300 / P124311

That portion of Government Lot 10, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the West marginal line of the County road with the North line of a tract conveyed to A. Hall by instrument recorded March 29, 1890, in Volume 10 of Deeds, page 293, records of Skagit County, Washington;
thence West along the North line of said A. Hall Tract a distance of 151 feet;
thence South a distance of 70 feet; thence East parallel to said North line of said A. Hall Tract to the West marginal line of said County road and the true point of beginning;
thence Southerly, along said West marginal line of said County road to a point that is 20 feet South of and parallel to the South line of a tract of land conveyed to David Swanson by deed recorded under Auditor's File No. 9612040001;
thence Westerly, parallel to said Southerly line of said Swanson tract, and the Westerly extension thereof, a distance of 185 feet, more or less, to a point that is 20 feet South and 25 feet West of the Southwest corner of said Swanson tract;
thence North, parallel to the West line of said Government Lot 10, a distance of 70 feet, more or less, to a point that is 350 feet South of the North line of said Government Lot 10;
thence Westerly, parallel to said North line, to the West line of said Government Lot 10;
thence North 20 feet to a point 330 feet South of the North line of said Government Lot 10;
thence East along the South line of said A. Hall tract to the Northwest corner of said Swanson tract;
thence South 70 feet to the Southwest corner of said Swanson tract;
thence East along the South line of said Swanson tract to the point of beginning.
Situate in the County of Skagit, State of Washington.

360333-0-023-0009 / P48554

That portion of Government Lot 10, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the Westerly line of the Old County road through Lot 10 with a line parallel with and 330 feet South of the North line of said Lot 10 (said point being the Southwest corner of a tract conveyed April 26, 1893, to E.C. Brown by deed recorded in Volume 31 of Deeds, page 59, records of Skagit County, Washington);
thence West along the South line of said Brown Tract to the West line of Government Lot 10;
thence South along said West line to the Northerly line of the Old County road;

Exhibit "A"

thence Northeasterly along said County road to the point of beginning,

EXCEPT that portion conveyed to David Swanson by deed recorded under Auditor's File No. 9612040001, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the West marginal line of the County road with the North line of a tract conveyed to A. Hall by instrument recorded March 29, 1890, in Volume 10 of Deeds, page 293, records of Skagit County, Washington;

thence West along the North line of said A. Hall Tract a distance of 151 feet;

thence South a distance of 70 feet;

thence East parallel with said North line of said A. Hall Tract to the West marginal line of said County road;

thence Northeasterly along said West marginal line to the point of beginning.

ALSO EXCEPT that portion of Government Lot 10, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the West marginal line of the County Road with the North line of a tract conveyed to A. Hall by instrument recorded March 29, 1890, in Volume 10 of Deeds, page 293, records of Skagit County, Washington;

thence West along the North line of said A. Hall Tract a distance of 151 feet;

thence South a distance of 70 feet;

thence East parallel to said North line of said A. Hall Tract to the West marginal line of said County Road and the true point of beginning;

thence Southerly along said West marginal line of said County Road to a point that is 20 feet South of and parallel to the South line of a tract of land conveyed to David Swanson by deed recorded under Auditor's File No. 9612040001;

thence Westerly, parallel to said Southerly line of said Swanson Tract, and the Westerly extension thereof, a distance of 185 feet, more or less, to a point that is 20 feet South and 25 feet West of the Southwest corner of said Swanson Tract;

thence North, parallel to the West line of said Government Lot 10, a distance of 70 feet, more or less, to a point that is 350 feet South of the North line of said Government Lot 10;

thence Westerly, parallel to said North line, to the West line of said Government Lot 10; thence North 20 feet to a point 330 feet South of the North line of said Government Lot 10;

thence East along the South line of said A. Hall Tract to the Northwest corner of said Swanson Tract;

thence South 70 feet to the Southwest corner of said Swanson Tract;

thence East along the South line of said Swanson Tract to the point of beginning.

Situate in the County of Skagit, State of Washington.

Exhibit "A"