



202512150145

12/15/2025 12:02 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

Recording prepared by:
DAVID E NELSON
13245 Thillberg Road
Mount Vernon, WA 98273

When recorded return to:
ANDREA J NELSON
22359 Amick Road,
Mount Vernon, WA 98274

Mail tax statements to:
ANDREA J NELSON
22359 Amick Road,
Mount Vernon, WA 98274

Tax parcel no: P24482

**Real Estate Excise Tax
Exempt
Skagit County Treasurer**
By Belen Martinez
Date December 15, 2025

State of Washington

Rev. 134B107

TRANSFER ON DEATH DEED

This Transfer on Death Deed is made effective this 11 day of December, 2025 (the "Effective Date") between DAVID E NELSON (the "Owner"), an individual whose mailing address is 13245 Thillberg Road, Mount Vernon, WA 98273, and ANDREA J NELSON (the "Beneficiary"), an individual whose mailing address is 22359 Amick Road, Mount Vernon, WA 98274, and MARIAYA E BRYANT (the "Secondary Beneficiary"), an individual whose mailing address is 22426 AMICK RD, Mount Vernon, WA 98273.

If the Beneficiary predeceases the Owner, or fails to survive the Owner, then the Secondary Beneficiary shall become the beneficiary of the Property. The transfer to the Secondary Beneficiary shall take effect upon the death of the Owner and shall be subject to the same terms and conditions as those applicable to the Beneficiary. If the Secondary Beneficiary also predeceases the Owner, or fails to survive the Owner, then the Property shall be transferred to the Owner's estate.

WITNESSETH, that the Owner, does hereby transfer according to the provisions contained herein, the real property (the "Property") located at 13245 Thillberg Road, Mount Vernon in Skagit County, WA 98273, and more particularly described as follows: Legal Description at time of Assessment: This is the legal description as of the most recent certification of the assessment roll. The Current Legal Description reflects any changes resulting from boundary modifications after certification. (1.0000 ac) TRACT A, SHORT PLAT NO. 42-78, APPROVED JUNE 21, 1978 AND RECORDED JUNE 21, 1978 UNDER AUDITOR'S FILE NO. 881943 IN VOLUME 2 OF SHORT PLATS, PAGE 234 RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

The transfer of the Property to the Beneficiary shall take effect upon the death of the Owner.

The Owner reserves the right to revoke or change the Beneficiary designation at any time during the Owner's lifetime without the consent of the Beneficiary or any other person.

The Beneficiary shall have no interest in the Property until the death of the Owner.

This transfer is made expressly subject to the deeds of trust, mortgages, conditions, restrictions, rights of way, easements, and other instruments of record, insofar as they may lawfully affect the Property.

In witness whereof, the Owner has executed this Transfer on Death Deed as of the Effective Date.

David E Nelson
Owner Signature

DAVID E NELSON
Owner Name

Andrea J Nelson
Beneficiary Signature

ANDREA J NELSON
Beneficiary Name

Mariaya E Bryant
Secondary Beneficiary Signature

MARIAYA E BRYANT
Secondary Beneficiary Name

Keith R Earnst
Witness Signature

DENNY EARNST
Witness Name

Witness Signature

Witness Name

