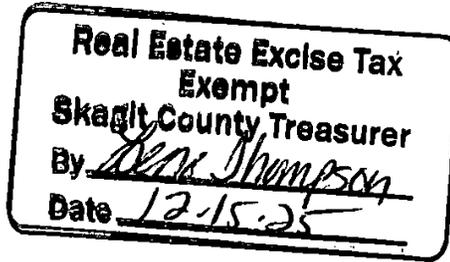


File for record and return to:

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



REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Pedro Espinoza-Arellano and Maria Del Carmen Espinoza, husband and wife

GRANTEE: 1) Survivor of Grantors
2) Denis Espinoza Estrada, Yolanda Fajardo, Marcos Espinoza and Jacqueline Espinoza

ADDRESS: 501 N. 21st St., Mt. Vernon, WA 98273

PARCEL NUMBER: P53763 / 3745-000-020-0000

ABBREVIATED LEGAL: LOT 20, CORRECTED PLAT OF A PORTION

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantors are Pedro Espinoza-Arellano and Maria Del Carmen Espinoza, whose mailing address is 501 North 21st Street, Mount Vernon, WA 98273.

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 20. "PLAT OF MOUNT BAKER VIEW ADDITION", as per plat recorded in volume 7 of Plats, pages 67 and 68, records of Skagit County, Washington.

PRIMARY BENEFICIARY. The Grantors, Pedro Espinoza and Maria Espinoza, husband and wife, designate the survivor of Pedro Espinoza and Maria Espinoza (the Surviving Grantor) as the primary beneficiary.

ALTERNATE BENEFICIARY. Upon the death of the Surviving Grantor, the Grantors designate the following alternate beneficiaries, in equal shares:

Denis Espinoza Estrada, Yolanda Fajardo, Marcos Espinoza and Jacqueline Espinoza

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. Recording 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 under RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

DATED this 5 day of December, 2025

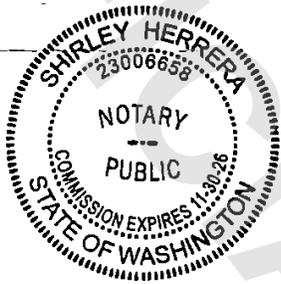
Pedro Espinoza
Pedro Espinoza

Maria Espinoza
Maria Espinoza

STATE OF WASHINGTON) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me Pedro Espinoza and Maria Espinoza, who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes mentioned.

GIVEN UNDER my hand and official seal on this 5th day of December, 2025




NOTARY PUBLIC in and for the
State of Washington, residing at
Mt. Vernon WA
Commission Expires: 11/30/26