



202601050022

01/05/2026 11:47 AM 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>Bena Thompson</i></u> Date <u><i>1-5-26</i></u></p>

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR(s): RUTHIE J. GRIFFITH, a single woman

GRANTEE(s): MICHAEL J. GRIFFITH, as his separate property

ADDRESS: 11363 Earle Drive, Mount Vernon WA 98273

PARCEL NUMBERS: P35234

ABBREVIATED LEGAL: NW Quarter, Section 32, Township 35, Range 03

SUBJECT TO: Easements, restrictions and reservations of record

Transfer on Death Deed – page 1 of 3

GRANTOR. The Grantor is RUTHIE J. GRIFFITH whose mailing address is 11363 Earle Drive, Mount Vernon WA 98273.

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 35234 (XrefID 350332-2-003-0001)

(1.0000 ac) (TITLE ELIMINATION AF#9910040120 FOR MANUFACTURED HOME 1990 FLEETWOOD BERKSHIRE 56X28 VIN#0RFL48A11749BS) LOT 3 SHORT PLAT 54-89 AF#9001120016 WHICH IS IN A PORTION OF S1/2 NE1/4 SW1/4 NW1/4, SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

PRIMARY BENEFICIARY. The Grantor, RUTHIE J. GRIFFITH, designates her son, MICHAEL J. GRIFFITH, as his separate property, as the primary beneficiary.

TRANSFER ON DEATH. The Grantor(s) 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).

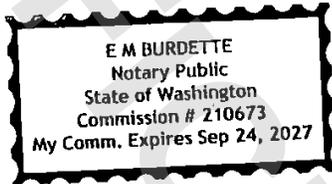
DATED this 30 day of December, 2025.

Ruthie Jo Griffith
RUTHIE J. GRIFFITH

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

On this day personally appeared before me, RUTHIE J. GRIFFITH, 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 30 day of December, 2025.



EM Burdette

NOTARY PUBLIC in and for the State of
Washington, residing at Burlington WA
Commission expires: 9-24-2027