

202601120039

01/12/2026 11:54 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

File for record and return to:

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

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Dena Thompson
Date 1.13.26

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Daniel R. Gerhard and Lynnette L. Gerhard, husband and wife

GRANTEE: 1) Survivor of Grantors
2) Brandon Michael Porter, Karen Gimnig Nemiah and
Bethany Ruth Gerhard

ADDRESS: 2205 Noble Street, Mount Vernon, WA 98274

PARCEL NUMBER: P126000 / 4922-000-002-0000

ABBREVIATED LEGAL: LOT 2, BIG FIR NORTH PUD, PHASE 1

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantors are Daniel R. Gerhard and Lynnette L. Gerhard, whose mailing address is 2205 Noble Street, Mount Vernon, WA 98274.

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 2, BIG FIR NORTH P.U.D. PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 23, 2007, UNDER AUDITOR'S FILE NO. 20073230073, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PRIMARY BENEFICIARY. The Grantors, Daniel R. Gerhard and Lynnette L. Gerhard, husband and wife, designate the survivor of Daniel R. Gerhard and Lynnette L. Gerhard (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:

Brandon Michael Porter, Karen Gimnig Nemiah and Bethany Ruth Gerhard

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 7 day of January, 2026

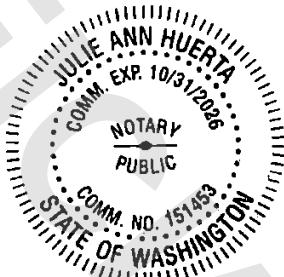
Daniel R. Gerhard
Daniel R. Gerhard

Lynnette L. Gerhard
Lynnette L. Gerhard

STATE OF WASHINGTON) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me Daniel R. Gerhard and Lynnette L. Gerhard, 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 7 day of January, 2025 2026



Julie Ann Huerta
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley
Commission Expires: 10-31-24