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01/22/2026 03:32 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

PREPARED BY:
NORTH CITY LAW, PC

WHEN RECORDED RETURN TO:
Paul and Janice Flinn
4929 Sharpe Rd
Anacortes, WA 98221

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By *Dena Thompson*
Date 1.22.26

Document Title	Revocable Transfer on Death Deed
Reference Number of Related Documents	201208130089
Grantor	PAUL WHITNEY FLINN and JANICE ANN FLINN, a married couple.
Grantee	ASHLEY ELIZABETH FLINN and WHITNEY ANN FLINN, <i>as joint tenants with right of survivorship</i>
Assessor's Parcel Number	P19140 / 340111-0-027-0005

ADD

Revocable Transfer on Death Deed

The Grantors, PAUL WHITNEY FLINN and JANICE ANN FLINN, a married couple, upon the occasion of the death of the surviving spouse, pursuant to the Revised Code of Washington 64.80.100, convey and quit claim all of their interest in the below described real property to the Grantees, ASHLEY ELIZABETH FLINN and WHITNEY ANN FLINN, as joint tenants with right of survivorship. The real property is legally described as follows:

LEGAL DESCRIPTION:

All that portion of the Northeast ¼ of the Southeast ¼ of Section 11, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision at a point 802.45 feet West of the Northeast corner thereof, said point also being the Northwest corner of Lot "A" of revised Short Plat No. 47-80 as recorded in Volume 6 of Short Plats, page 54; thence South 22 degrees 30'06" East along the Westerly line of said Lot "A" for 384 feet; thence South 67 degrees 29'54" West 300 feet; thence North 22 degrees 30'06" West for 511.45 feet to the Northerly line of the Northeast ¼ of the Southeast ¼ of said Section 11; thence South 89 degrees 29'06" East 325.95 feet to the point of beginning;

TOGETHER WITH the East 100 feet of Lot 3 of Skagit County Short Plat No. 13-90 as approved April 18, 1990 and recorded April 26, 1990 in Volume 9 of Short Plats, page 219A, under Auditor's File No. 9004260008, records of Skagit County, Washington, being a portion of Government Lots 4 and 5, Section 11, Township 34 North, Range 1 East, W.M..

Commonly known as: 4929 Sharpe Rd, Anacortes, WA 98221

Assessor's Property Tax Parcel/Account Number: P19140 / 340111-0-027-0005

TRANSFER ON DEATH. The Grantor transfers all of the Grantor's interest in the described property, including without limitation any after acquired title, to the Grantee designated above, effective upon the Grantor's death. Before each Grantor's death, each Grantor retains the right to revoke this deed.

DATED 01/13/2026.

Paul W. Flinn
PAUL WHITNEY FLINN

Janice Ann Flinn
JANICE ANN FLINN

STATE OF WASHINGTON }
COUNTY OF Skagit } ss.

I certify that I know or have satisfactory evidence that PAUL WHITNEY FLINN and JANICE ANN FLINN are the individuals who appeared before me, and said persons acknowledged that they signed this Revocable Transfer on Death Deed and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED to before me this 13th day of January, 2026.



Alexis Oles
NOTARY PUBLIC in and for the State of
Washington, residing at Anacortes.
My appointment expires June 19, 2027

UNOFFICIAL DOCUMENT