



202602250022

02/25/2026 11:49 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Dena Thompson
Date 2.25.26

After recording, return to:

This space provided for recorder's use

Washington Transfer on Death Deed

I/we, Shirley A. Newland (Grantor), being of sound mind and legal capacity, hereby convey, effective upon my death, the following real property located in the County of Skagit, State of Washington:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 3 as EXHIBIT A.

Abbreviated Legal: (Required if full legal not inserted above.)

(0.5200ac) Tax 25' DK12: THAT PORTION OF THE EAST HALF OF THE NORTH EAST QUARTER OF THE SOUTHWEST Q. 21437 STATE ROUTE 20 SEDRO WOOLLEY WA 98284 Assessor's Tax Parcel ID#: 37767

I designate the following grantee beneficiary if the grantee beneficiary survives me:

Beneficiary: Janice Annette Richter Relationship: daughter
Address: P.O. Box 80094 Billings MT 59108

If the grantee beneficiary does not survive me, I designate the following alternate beneficiary:

Beneficiary: Gulie Ann Gray Relationship: daughter
Address: Postage WI.

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 as designated above. Before the Grantor's death, the Grantor has 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 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 by reason of RCW 82.45.010(3) and WAC 458-61A-202(6).

Signature(s): Shirley A. Newland

Shirley A. Newland
Owner(s)/Grantor(s) Printed Name(s)

February 25, 2026
Date



NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Washington }
County of Skagit }

On February 25, 2026 before me, Belen Martinez
(insert name and title of the officer), personally appeared Shirley Agnes Newland
(seller's name) who proved to me on the basis of satisfactory evidence to be the person
whose name is subscribed within the Transfer on Death Deed and acknowledged to me
that they executed the same in their authorized capacity, and that by their signature on
the instrument the person, or the entity upon behalf of which the person acted, executed
the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of
Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public: Belen Martinez
Print Name: Belen Martinez
My Commission Expires: March 30, 2026

(seal)

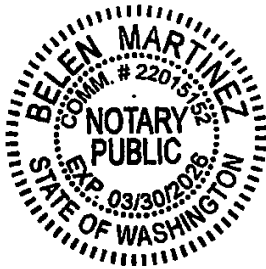


EXHIBIT A
Legal Description

THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST,
W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT
OF WAY LINE OF THE STATE HIGHWAY FORMERLY THE COUNTY HIGHWAY
THROUGH SAID SUBDIVISION NORTH 60 DEGREES 23'30' EAST 298 FEET FROM
THE INTERSECTION OF SAID HIGHWAY RIGHT OF WAY LINE WITH THE WEST
LINE OF SAID SUBDIVISION; THENCE NORTH 0 DEGREES 21'45' WEST PARALLEL
TO THE WEST LINE OF SAID SUBDIVISION 284.54 FEET TO A POINT 64 FEET
SOUTH OF THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 89
DEGREES 38'30' EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION
87.25 FEET; THENCE SOUTH 0 DEGREES 21'45' EAST 235.68 FEET TO THE
NORTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY; THENCE SOUTH 60
DEGREES 23'30' ALONG SAID HIGHWAY RIGHT OF WAY LINE 100 FEET TO THE
POINT OF BEGINNING.