

When Recorded Return to:

Limitless Law PLLC
1313 E. Maple St., Ste 400
Bellingham, WA 98225

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 03/16/2026

REVOCABLE TRANSFER ON DEATH DEED

Grantor: ANN MASENGILL HABENICHT

Grantees: JACK A. HABENICHT and KATHERINE S. HABENICHT

Abbreviated Legal: PTN LTS 11 & 12, SECTION 24 & PTN NE1/4 NE1/4, SECTION 25, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

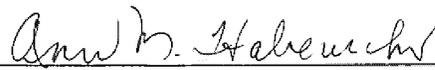
Full Legal: PAGE 4

Assessor's Tax Parcel ID#: 350525-1-001-0002 // P40173

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1. **GRANTOR:** The Grantor is **ANN MASENGILL HABENICHT**.
 2. **LEGAL DESCRIPTION:** The property that is subject to this Revocable Transfer on Death Deed is situated in the county of Skagit, State of Washington, and is legally described in the attached Exhibit A.
 3. **BENEFICIARIES:** The Beneficiaries are **JACK A. HABENICHT** and **KATHERINE S. HABENICHT**.

4. **TRANSFER ON DEATH:** The Grantor transfers all of the Grantor's interest in the property described above, including without limitation any after acquired title of the Grantor, to the Beneficiaries set forth above, upon the Grantor's death.
5. **REVOCABLE:** Before the Grantor's death, the Grantor retains the right to revoke this deed.
6. **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 pursuant to this revocable Transfer on Death Deed at the time of the Grantor's death is exempt from the Washington Real Estate Excise Tax pursuant to RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

DATED: March 16, 2026



ANN MASENGILL HABENICHT

EXHIBIT A
LEGAL DESCRIPTION

Tract 3 of SKAGIT COUNTY SURVEY, recorded August 29, 1983, in Book 5 of Surveys, Pages 42 and 43, under Auditor's File No. 8308290022, records of Skagit County, Washington; being a portion of Government Lots 11 and 12 in Section 24 and that portion of the Northeast Quarter of the Northeast Quarter in Section 25, both in Township 35 North, Range 5 East of the Willamette Meridian.