

When Recorded Return to:

Limitless Law PLLC
1919 Cornwall Avenue
Bellingham, WA 98225

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 04/23/2026

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Hsiu Tai Chang Chu, a married person

GRANTEES: Hsiu Tai Chang Chu, or her successors in interest, Trustee of the Hsiu Tai Chang Chu Living Trust dated April 23, 2026, and any amendments thereto

ABBR. LEGAL: PTN LT 16, PLAT OF NORTH HILL PUD, REC NO. 200505050094

FULL LEGAL: Page 4

PARCEL NO: P122816 / 4855-000-016-0000

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1. **GRANTOR:** The Grantor is **HSIU TAI CHANG CHU, a married person.**
 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. **BENEFICIARY:** The Beneficiary is **HSIU TAI CHANG CHU, or her successors in interest, Trustee of the Hsiu Tai Chang Chu Living Trust dated April 23, 2026, and any amendments thereto**

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 Grantors' 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: April 23, 2026



HSIU TAI CHANG CHU

EXHIBIT A
LEGAL DESCRIPTION

For APN/Parcel ID(s): P122816 / 4855-000-016-0000

LOT 16, "PLAT OF NORTH HILL PUD" RECORDED MAY 5, 2005 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200505050094. EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 15 OF SAID PLAT, COMMON TO LOT 16; THENCE NORTH 34°50'37" WEST, ALONG COMMON LOT LINE FOR LOTS 15 AND 16, A DISTANCE OF 138.86 FEET TO THE NORTHWEST CORNER OF LOT 16, SAID POINT ALSO BEING POINT ON RIGHT-OF-WAY AND A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 53°45'55" EAST; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 1°36'29" AN ARC DISTANCE OF 1.68 FEET; THENCE SOUTH 35°23'10" EAST, A DISTANCE OF 141.03 FEET TO THE INTERSECTION OF THE SOUTH LINE OF LOT 16 FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 84°16'11" WEST, A DISTANCE OF 3.36 FEET; THENCE SOUTH 84°16'11" WEST, A DISTANCE OF 3.36 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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