



202604280219

04/28/2026 03:18 PM Pages: 1 of 3 Fees: \$305.50
Skagit County AuditorReal Estate Excise Tax
Exempt

Skagit County Treasurer

By Kaylee OudmanDate 4/28/2026

After recording, return to:

ML Beals
45597 main
Concrete WA 98237

This space provided for recorder's use

Washington Transfer on Death Deed

I/we, Mari L. Beals AKA MARIEL L Beals (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)

29/35/9 etal Lots 11-14, B1K2, Central bakerAssessor's Tax Parcel ID#: 44830 and 70558

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

Beneficiary: Bowen Beals Relationship: Son
Address: 10597 Evergreen Hill Ln Concrete WA 98237

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

Beneficiary: _____ Relationship: _____
Address: _____

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):

M. L. Beals4-28-2026

Owner(s)/Grantor(s) Printed Name(s)

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 April 28, 2026, before me, Stephanie Semro
(insert name and title of the officer), personally appeared Mari Beals
(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: S. Semro
Print Name: STEPHANIE SEMRO
My Commission Expires: February 13, 2026

(seal)

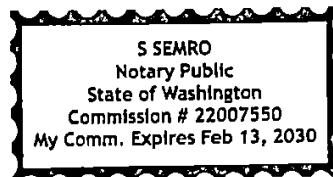


EXHIBIT A

Description Parcel 44830:

TRACT D OF SKAGIT COUNTY SHORT PLAT NO. 126-78 AS APPROVED JUNE 14 1978, AND RECORDED JUNE 14 1978, IN VOLUME 2 OF SHORT PLATS, PAGE 226, UNDER AUDITORS FILE NO. 881428, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 4 IN SECTION 28, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN;

TOGETHER WITH AN UNDIVIDED ONE-EIGHTH INTEREST IN THE STRIP SET FORTH ON SAID SHORT PLAT AS A PRIVATE ROAD AND LABELED TRACT A, SAUK CITY ROAD;

SUBJECT TO: Restrictions, reservations, and easements of record.

DESCRIPTION Parcel 70558:

Lots 11, 12, 13 and 14, Block 2, "CENTRAL BAKER", as per plat recorded in Volume 3 of Plats, page 70, records of Skagit County, Washington.

TOGETHER WITH that portion of Main Street as vacated by Town of Concrete Ordinance No. 398, recorded March 28, 1996, under Skagit County Auditor's File No. 9603280050, described as follows:

The North 15 feet of Main Street abutting Lots 11 through 14, Block 2, of said Plat of "CENTRAL BAKER".

Situate in the Town of Concrete, County of Skagit, State of Washington