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Skagit County Auditor

AFTER RECORDING, RETURN TO:

Shultz Law Offices PLLC
317 S 2nd Street, Suite 101
Mount Vernon, WA 98273

**Real Estate Excise Tax
Exempt
Skagit County Treasurer**
By Kaylee Dudman
Date 4/29/2026

REVOCABLE TRANSFER ON DEATH DEED

Under Chapter 64.80 RCW
Washington Uniform Real Property Transfer on Death Act

GRANTOR: KATHLEEN S. BROWN, a single woman;

GRANTEE: KATHLEEN S. BROWN, a single woman, as to a Life Estate; MICHAEL W. BROWN, as his sole and separate property, as Remainderman;

LEGAL DESCRIPTION: S 1/2 OF N 395 FT OF S 1/2 OF NW 1/4 OF SE 1/4, SEC. 29, TWN 36N, R 4E, W.M., W OF HUMPHRY HILL ROAD.
(See Page 2 for full legal)

ASSESSOR'S PROPERTY TAX PARCEL NOS: P50327 (Xref 360429-4-004-0207)

The Grantor, KATHLEEN S. BROWN, a single woman, being of competent mind and having the legal capacity to make this deed and pursuant to Chapter 64.80 RCW, conveys and transfers her interest in the subject real property as follows: A Life Estate in the above-described real property unto the Grantee KATHLEEN S. BROWN, a single woman, including full ownership, possession and use of the property, as well as rents, revenues and profits generated by the property during the term of her natural life. That upon expiration of said Grantee's natural life, the ownership, possession, use, rents, revenues and profits of the described property shall transfer to Grantee, MICHAEL W. BROWN, as his sole and separate property, as Remainderman.

Legal Description of the Property:

THE SOUTH ½ OF THE NORTH 395 FEET OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING WESTERLY OF HUMPHRY HILL ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Primary Grantee Beneficiary:

I designate the following Grantee Beneficiary if the Grantee Beneficiary survives me:

MICHAEL W. BROWN, as his sole and separate property, as Remainderman.

Contingent Grantee Beneficiary:

If my primary Grantee Beneficiary does not survive me, or should disclaim the conveyance stated herein, at the expiration of Grantee KATHLEEN S. BROWN, a single woman's, natural life, I designate as Contingent Beneficiary, BRADLEY A. BROWN, as his separate property, as Remainderman.

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 owner's death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(6)(d).

Signature of Transferors Making this Deed:

GRANTOR:

By: Kathleen S. Brown Date: 4-29-26
KATHLEEN S. BROWN

