

FILED FOR RECORD AT REQUEST OF:

ELDER LAW OFFICES OF
MEYERS, NEUBECK & HULFORD, P.S.
2828 Northwest Avenue
Bellingham, WA 98225-2335

WHEN RECORDED RETURN TO:

JOYCE E. GERST
12483 Patricia Lane
Burlington, WA 98233

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 05/20/2026

**REVOCABLE TRANSFER ON DEATH DEED
RCW 64.80**

TRANSFEROR/GRANTOR: JOYCE E. GERST
BENEFICIARY/GRANTEE: REBECCA K. BOLGER
LEGAL DESCRIPTION: LOT 14, "COUNTRY CLUB ESTATES"
(Full legal on page 2 and Exhibit A)
PARCEL NO.: P78649
REFERENCE NO.: 202405290128

TRANSFEROR , JOYCE E. GERST ('Transferor' herein), whose mailing address is: 12483 Patricia Lane, Burlington, Washington, 98233, being of sound and disposing mind and memory, and not acting under duress, fraud, menace or the undue influence or misrepresentation of any person whomsoever, hereby transfers and conveys the real property described herein to the Beneficiary hereof, and makes this Revocable Transfer on Death Deed ('Deed') pursuant to the Washington Uniform Real Property Transfer on Death Act, codified at Chapter 64.08 RCW, et. seq.

PRIMARY BENEFICIARY (Grantee) REBECCA K. BOLGER: Upon the death of the Transferor, the real property described hereinbelow shall transfer to REBECCA K. BOLGER (Primary Beneficiary herein), whose current street address is: 12483 Patricia Lane, Burlington, Washington, 98233, as the Primary Beneficiary.

LAPSE: Should the Primary Beneficiary fail to survive the Transferor, this Deed and the direction to transfer the real property described herein shall lapse, and the real property shall be distributed pursuant to the provisions of the Transferors Last Will and Testament, or as directed by Washington State Law as to estates of persons dying intestate.

LEGAL DESCRIPTION: The real property subject to this Revocable Transfer on Death Deed is known by the common address of 12483 Patricia Lane, Burlington, Washington, situate in the County of Skagit, State of Washington, and is legally described as:

LOT 14, "COUNTRY CLUB ESTATES", AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGES 5 AND 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND SUBJECT TO EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TRANSFER ON DEATH: Subject to the power to revoke as described hereinbelow, the Transferor hereby transfers and conveys all of the Transferors right, title and interest in and to the above described real property, including any after acquired title acquired by the Transferor, to the Primary and/or Contingent Beneficiary or Beneficiaries designated above.

REVOCATION BY TRANSFEROR PRIOR TO DEATH: The Transferor retains the absolute right to revoke and rescind this Transfer on Death Deed at any time by action which is in conformance with the requirements of RCW 64.80.080, as hereafter amended.

REAL ESTATE EXCISE TAX EXEMPTION: The recording of this Revocable Transfer on Death Deed is not a 'sale' as defined within RCW 82.45.010 (1), and is not subject to real estate excise tax. The transfer that will occur upon the death of the Transferor is exempt from Washington State Real Estate Excise Tax pursuant to RCW 82.45.010(3) (b), and WAC 458-61A-202 (7).

DATED May 19, 2026.

"TRANSFEROR"



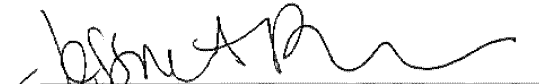
JOYCE E. GERST

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that JOYCE E. GERST is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal on May 19, 2026.





JESSICA A. BRUNER
Notary Public in and for the
State of Washington
Residing in Bellingham
My commission expires: 05/29/2026

EXHIBIT A
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: United States of America
Recording Date: April 25, 1944
Recording No.: 370943
Recording No.: 370952

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of County Club Estates:

Recording No.: 810276

3. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.

Recording Date: December 23, 1974
Recording No.: 811522

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

“This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within ¼ mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.”

- 6. Assessments, if any, levied by Burlington Sewer District.
- 7. Assessments, if any, levied by Country Club Estates Association.
- 8. City, county or local improvement district assessments, if any.
- 9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2024
Tax Account No.:	P78649 / 4220-000-014-0000
Levy Code:	1195
Assessed Value-Land:	\$248,900.00
Assessed Value-Improvements:	\$291,700.00

General and Special Taxes	
Billed:	\$4802.65
Paid:	\$2401.35
Unpaid:	\$2401.30