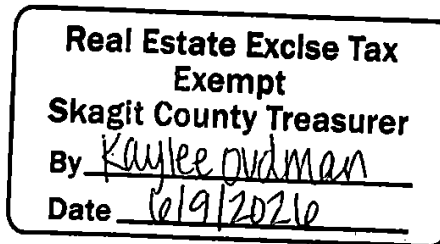




202606090071

06/09/2026 02:24 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When Recorded Return to:
Brooke Holmes
469 W 152nd St., Apt. 4
New York, New York 10031



WASHINGTON REVOCABLE TRANSFER ON DEATH DEED

DATED: 06-09-2026

PREPARED BY: Paula Ann Holmes, 301 N.
Central St., Sedro Woolley, WA 98284-1224

ASSESSOR'S PARCEL NUMBER: 114059-
350424-1-116-0200

Owner (Transferor) Making This Deed:

Name: Paula Ann Holmes
Address: 301 N Central St, Sedro Woolley, Washington, 98284
Marital Status: Single (Not Married)

Primary Beneficiaries Under This Deed:

Name: Brooke Ann Holmes
Address: 469 W. 152nd St., Apt. 4, New York, New York, 10031
Marital Status: Married

Name: Bethany Christine Holmes
Address: 4947 Pine St, Philadelphia, Pennsylvania, 19143
Marital Status: Married

No alternate beneficiaries are designated under this Deed.

Legal description of the property: Tract B, Sedro Woolley S.P. No. SW-02-98

(0.1400 ac) TRACT B OF SEDRO WOOLLEY SHORT PLAT NO. SW-02-98, APPROVED OCTOBER 26, 1998, AND RECORDED DECEMBER 4, 1998, IN VOLUME 13 OF SHORT PLATS, PAGES 189 AND 190, UNDER AUDITORS FILE NO. 9

Assessor's Property Tax Parcel/Account Number(s): 114059-350424-1-116-0200

Commonly known as: 301 N Central St, Sedro Woolley, Washington, 98284.

TRANSFER ON DEATH

I, the Owner (Transferor), for and in consideration of transfer on death pursuant to the Washington Uniform Real Property Transfer on Death Act, convey and quitclaim to the above-designated Beneficiaries, effective only upon my death, all right, title and interest in and to the described real property.

I transfer all of my interest in the described real property, including, without limitation, any interest therein that I may hereafter acquire, to the Beneficiaries, as identified above.

Before my death, I have the right to revoke this Deed.

REAL ESTATE EXCISE TAX EXEMPTION. The recording of this 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 Transfer on Death Deed at the time of the death of Owner (Transferor) 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).

IN WITNESS WHEREOF, Owner (Transferor) duly executed this Deed on

06-09-2026.

Signature: Paula Ann Holmes
Print Name: Paula Ann Holmes

NOTARY ACKNOWLEDGMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of WA)

) ss.

County of Skagit)

On this 9th day of June, 2026, before me,

Kyle Jones, personally appeared,

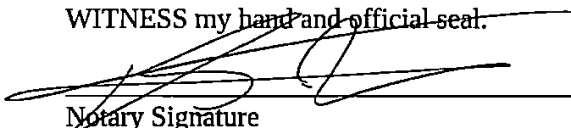
Paula Ann Holmes, who

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the foregoing transfer on death deed instrument, titled

Washington Revocable Transfer on Death Deed, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on said instrument the person(s), or the entity upon behalf of which the person(s) acted, executed said 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.

 (SEAL)
Notary Signature

Kyle S. Jones
Notary Printed Name

My Commission Expires: Sept 26, 2026

