03/28/2024 10:51 AM Pages: 1 of 2 Fees: \$304.50

Skagit County Auditor, WA

REVIEWED BY SKAGIT COUNTY TREASURER DEPUTY Lena Thompson DATE .03/27/2024

When recorded return to:

Andrew C. Schuh SKAGIT LAW GROUP, PLLC PO Box 336 Mount Vernon, Washington 98273

REVOCABLE TRANSFER ON DEATH DEED

Grantor: Frederick A. Wahlgren, a married person as their separate property.

Grantee: Don A. Wahlgren and Mary C. Wahlgren, a married couple.

LEGAL DESCRIPTION. The real property that is the subject of this Revocable Transfer on Death Deed is situate in the County of Skagit, State of Washington, and is legally described as follows:

(1.6000 ACRE OF 19.8500 ACRE LOT) (TITLE ELIMINATION AF#9401110061 FOR MANUFACTURED HOME 1993 GOLDENWEST BRADBURY 79X32 VIN#BD12671) LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 12, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AF#7903150034. EXCEPT P106543 DFL-2015 AF#9601250030 CONTAINING 18.25 ACRES

Assessor's Property Tax Parcel/Account No.: P34139 / 350312-2-005-0003

(18.2500 ACRES OF 19.8500 ACRE LOT) (DFL-2015) CU TMB#94-010 AF#9601250030 1997 TRANSFER FROM DF-73 #27 AF#781508: LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 12, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECOREDED UNDER AF#7903150034. EXCEPT P34139 CONTIANING 1.60 ACRE HOMESITE

Assessor's Property Tax Parcel/Account No.: P106543 / 350312-2-005-0200

ALL SUBJECT TO life estate in the residence located at 7165 Ershig Road, Bow, WA 98232 in Connie Wahlgren.

GRANTOR. The Grantor is Frederick A. Wahlgren, whose mailing address is 7165 Ershig Road, Bow, WA 98232.

PRIMARY BENEFICIARIES. The Grantor designates the following primary beneficiaries, as tenants-in-common if the primary beneficiaries survive the Grantor: Mary C. Wahlgren and Don A. Wahlgren, whose mailing address is 7167 Ershig Road, Bow, WA 98232. Subject to life estate in the residence located at 7165 Ershig Road, Bow, WA 98232 in Connie Wahlgren.

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, subject to life estate in the residence located at 7165 Ershig Road, Bow, WA 98232 in Connie Wahlgren. 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. Also, pursuant to WAC 458-61A-303(3)(j) no Real Estate Excise Tax Affidavit is required. 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)(b) and WAC 458-61A-202.

DATED this 37 th day of March, 2024.

Frederick A. Wahlgren, Grantor

, Notary Public

State of Washington) ss County of Skagit)

I certify that I know or have satisfactory evidence that Frederick A. Wahlgren, is the person who appeared before me, and said person acknowledges that they signed this instrument and acknowledges it to be their free and voluntary act, for the uses and purposes in the instrument.

DATED: March 27, 2024

ANDREW C. SCHUH

My appointment expires 1/29