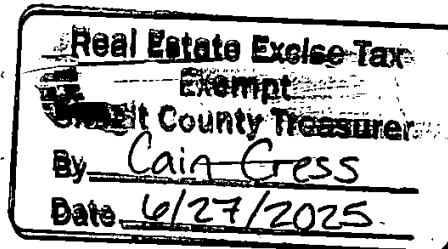


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06/27/2025 10:55 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

After recording, return to:



This space provided for recorder's use

Washington Transfer on Death Deed

I/we, AGNES E. KOESTL AND ADOLF KOESTL (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.)

LOT 227 IN THE PLAT OF NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870.

Assessor's Tax Parcel ID#: P127780Charlotte Van Zuyen, Richard M. Koestl

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

Beneficiary: CHARLOTTE VAN ZUYEN, 4306 70th ST, SEATTLE, WA.
RICHARD M. KOESTL, 20613 95th AVE S., KENT, WA. Relationship: DAUGHTER & SON
 Address: NAOMI SALUD, 421 172nd PL S.E., BOTHELL, WA.
STEPHANIE SELIVANOFF, 3219 N.E. 100th St., SEATTLE, WA.

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

Beneficiary: Naomi. salud, Stephanie Selivanoff 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):

Agnes E. Koestl - Adolf Koestl
AGNES E KOESTL - ADOLF KOESTL Date 6-27-2025
 Owner(s)/Grantor(s) Printed Name(s)



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 June 27, 2025th, 2025, before me, Kaylee Oudman, ^{Notary} public
(insert name and title of the officer), personally appeared Adolf Koestl and Angeli Koestl
(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: Kaylee Oudman
Print Name: Kaylee Oudman
My Commission Expires: 03/30, 2026

(seal)

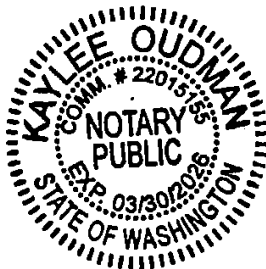


EXHIBIT A

Legal Description

LOT 227 IN THE PLAT OF NOOKACHAMP HILLS PUD PHASES 3 AND 4,
PLOT-0870, AS PER PLAT RECORDED AS SKAGIT COUNTY AUDITOR'S
FILE NO. 200807240089, RECORDS OF SKAGIT COUNTY, WASHINGTON.