UNOFFICIAL DOCUMENT

202510310074
10/31/2025 01:32 PM Pages: 1 of 3 Fees: $305.50
Skagit County Auditor

File for record and return to:

Stiles & Lehr Inc., P.S.
P. O. Box 228
Sedro-Woolley, WA 98284

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Debra Thompson
Date 10.31.25

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR:	Ross Bailey and Laura Bailey, husband and wife
GRANTEE:	1) Survivor of Grantors 2) Sarah K. Dolan and Lisa Bailey
ADDRESS:	1721 S. Walter Street, Mount Vernon, WA 98273
PARCEL NUMBER:	P135418 / 340430-0-282-0117
ABBREVIATED LEGAL:	DK 3: LOT 2, MV S/P PL20-0231, AF#202101080198, PTN SW ¼ NE ¼ SECT 30, TWNSHP 34 N, RANGE 4 E.W.M.
SUBJECT TO:	Easements, restrictions and reservations of record

GRANTOR. The Grantors are Ross Bailey and Laura Bailey, whose mailing address is 1721 S. Walter Street, Mount Vernon, WA 98273.

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

LOT 2, MV S/P PL20-0231, RECORDED UNDER AUDITOR'S FILE NO. 202101080198, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PRIMARY BENEFICIARY. The Grantors, Ross F. Bailey and Laura L. Bailey, husband and wife, designate the survivor of Ross Bailey and Laura Bailey (the Surviving Grantor) as the primary beneficiary.

ALTERNATE BENEFICIARY. Upon the death of the Surviving Grantor, the Grantors designate the following alternate beneficiaries, in equal shares:

Sarah K. Dolan and Lisa Bailey

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 set forth above. Before the Grantor's death, the Grantor retains the right to revoke this deed.

REAL ESTATE EXCISE TAX EXEMPTION. Recording 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 under RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

DATED this 22 day of October, 2025

Ross Bailey

Ross Bailey

Laura L Bailey

Laura Bailey

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STATE OF WASHINGTON) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me Ross Bailey and Laura Bailey, who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes mentioned.

GIVEN UNDER my hand and official seal on this 22 day of October, 2025

WENDY L FRIEDRICHS NOTARY PUBLIC STATE OF WASHINGTON COMM. NO. 2046 COMM. EXP. 10/01/2027

Wendy L Friedrichs
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley, WA
Commission Expires: 10-1-27

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