UNOFFICIAL DOCUMENT

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04/28/2026 01:02 PM Pages: 1 of 3 Fees: $355.50
Skagit County Auditor

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Ellen Martens
Date April 28, 2026

Document Title: Transfer on Death Deed

Reference Number :

Grantor(s): [_] additional grantor names on page ___.
1. Ralph Leroy Johnson
2.

Grantee(s): [_] additional grantee names on page___.
1. Peter Andreas Grosso
2.

Abbreviated legal description: [_] full legal on page(s) ___.
Ptn of Lt 79, first addn. to Big Lake Water front Tracts

Assessor Parcel / Tax ID Number: [_] additional tax parcel number(s) on page ___.
P112718

I, Sarina S. Grosso, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is $303.50 for the first page, $1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of $50.00 is assessed. This statement is to become part of the recorded document.

Signed _____ Dated 4.28.26

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WASHINGTON STATE

SKAGIT COUNTY

TRANSFER ON DEATH DEED (RCW 64.80)

I, Ralph Leroy Johnson, a single man, hereby transfer on my death the following real property in the State of Washington:

Legal Description:

(0. 3100 ac)(TITLE ELIMINATION AF#200009260121 FOR MANUFACTURED HOME 1998 OAKWOOD 48X27 VIN#GWOR23N20820) THAT PORTION OF LOT 79 FIRST ADDITION TO BIG LAKE WATERFRONT TRACTS, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTHWESTERLY OF THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED MARCH 2, 1955 UNDER AF#513942.

Parcel Number:

P112778

Common Address:

18657 Blackberry Lane

Mount Vernon, Washington, 98274

Beneficiary:

Peter Andreas Grosso, a married man, residing at:

18653 Blackberry Lane

Mount Vernon, Washington, 98274

Prepared by:
Ralph Leroy Johnson
18657 Blackberry Lane
Mount Vernon, Washington, 98274

After Recording Return To:
Ralph Leroy Johnson
18657 Blackberry Lane
Mount Vernon, Washington, 98274

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Revocation:

I retain the right to revoke this deed at any time during my lifetime.

Effective at Death:

This transfer becomes effective only upon my death.

Dated this 24 day of April, 20 2026

Ralph L. Johnson

Ralph Leroy Johnson

ACKNOWLEDGMENT

State of Washington

County of Skagit

On this 24 day of April, 2026, before me personally appeared Ralph Leroy Johnson, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Kyle Beam

Notary Public in and for the State of Washington

Printed name: Kyle Beam

My commission expires: 9-11-27

KYLE BEAM
Notary Public
State of Washington
Commission # 210008
My Comm. Expires Sep 11, 2027

Prepared by:
Ralph Leroy Johnson
18657 Blackberry Lane
Mount Vernon, Washington, 98274

After Recording Return To:
Ralph Leroy Johnson
18657 Blackberry Lane
Mount Vernon, Washington, 98274