

Return Address:
Edmonds Wills & Trusts
Kyle G. Ray, Attorney at Law
114 2nd Avenue South, Suite 101
Edmonds, WA 98020

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 06/09/2026

REVOCABLE TRANSFER ON DEATH DEED

Grantors:

1. **CECIL YORK, JR. and KATHLEEN MARIE YORK**, a married couple
(who took title as Cecil York and Kathleen M York)

Primary Beneficiaries (Effective Upon Death of Both Grantors):

1. **MATTHEW YORK**

Property Address:

117 LEANN ST, MOUNT VERNON, WA 98274

Legal Description:

1. LOT 3, "DIGBY HEIGHTS, PHASE I," AS PER PLAT RECORDED APRIL 15, 2009,
UNDER AUDITOR'S FILE NO. 200904150063, RECORDS OF SKAGIT COUNTY,
WASHINGTON.
SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF
WASHINGTON.

Assessor's Property Tax Parcel Account Number:

1. P128443 / 4984-000-003-0000

Transfer on Death:

1. The Grantors transfer all of the Grantors' interest in the described property,
including without limitation any after acquired title of the Grantors, to the
beneficiary as designated, which shall be effective only upon the death of both
Grantors. Before the death of both Grantors, each Grantor has the individual right
to revoke this deed in its entirety.

Real Estate Excise Tax Exemption:

1. 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
Grantors' death 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).

REVOCABLE TRANSFER ON DEATH DEED

CECIL YORK, JR. and KATHLEEN MARIE YORK (who took title as Cecil York and Kathleen M York), a married couple, hereby quit claims and conveys to **MATTHEW YORK**, (hereinafter referred to as "Assignee"), **effective upon the death of both Grantors**, the following described real estate in Skagit County, State of Washington:

Property Address: 117 LEANN ST, MOUNT VERNON, WA 98274

Tax Parcel Number: P128443 / 4984-000-003-0000

Legal Description: LOT 3, "DIGBY HEIGHTS, PHASE I," AS PER PLAT
RECORDED APRIL 15, 2009, UNDER AUDITOR'S FILE NO.
200904150063, RECORDS OF SKAGIT COUNTY,
WASHINGTON.
SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF
SKAGIT, STATE OF WASHINGTON.

Dated this **3rd day of June, 2026.**

GRANTORS:

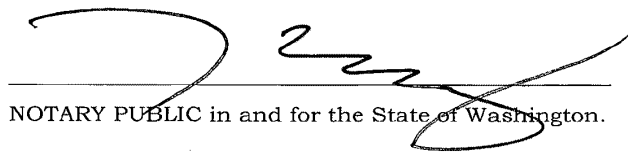

CECIL YORK, JR.


KATHLEEN MARIE YORK

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

On this **3rd day of June**, before me personally appeared **CECIL YORK, JR. and KATHLEEN MARIE YORK** to me known to be the individuals that executed the within and foregoing instrument and acknowledged the said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this **3rd day of June, 2026**


NOTARY PUBLIC in and for the State of Washington.
My Commission Expires: 02-01-27

