

After Recording Return To:

Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 06/15/2026

REVOCABLE TRANSFER ON DEATH DEED

GRANTORS: STAN A. MORTENSEN and TERRY L. MORTENSEN, husband and wife

GRANTEES/BENEFICIARIES: BRANDON J. SCHUH, a married man, as his separate estate, and MORGAN R. JOHNSON, a married woman, as her separate property, as “transfer on death” beneficiaries

Abbreviated Legal: Lot 2 “Plat of Mortensen’s First Addition”

Additional Legal on Page: Exhibit “A”

Assessor’s Tax Parcel No: 4585-000-002-0001 / P102668

THE GRANTORS, STAN A. MORTENSEN and TERRY L. MORTENSEN, husband and wife (who shall retain fee simple ownership during their lifetime, with the retained power to revoke this Revocable Transfer on Death Deed prior to their death), for and in consideration of love and affection and for no monetary consideration, and pursuant to the Washington Uniform Real Property Transfer on Death Act (RCW 64.80, et. seq.), conveys and quitclaims to the GRANTEES/BENEFICIARIES, BRANDON J. SCHUH, a married man, as his separate property, and MORGAN R. JOHNSON, a married woman, as her separate property, to take effect only upon Grantors’ deaths, all of Grantor’s right, title, and interest in

and to the following described real estate situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein:

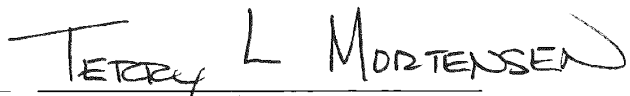
See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions, and reservations of record.

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)(b) and WAC 458-61A-202(7).

DATED: June 15, 2026.


STAN A. MORTENSEN

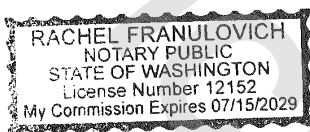

TERRY L. MORTENSEN

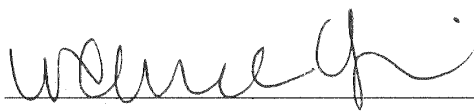
Acknowledgments follow.

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **STAN A. MORTENSEN** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 15th day of June, 2026.

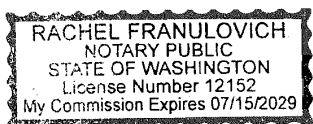



Printed Name Rachel Franulovich
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 7-15-2029

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **TERRY L. MORTENSEN** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 15th day of June, 2026.



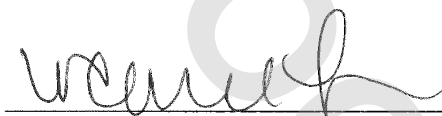

Printed Name Rachel Franulovich
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 7-15-2029

EXHIBIT "A"

Legal Description:

Lot 2 of the "PLAT OF MORTENSEN'S FIRST ADDITION" as recorded August 28, 1992, in Volume 15 of Plats at pages 44 and 45 under Auditor's File No. 9208280066, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Exhibit "A"
Revocable Transfer on Death Deed