



202609220013

09/22/2026 11:03 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

After recording, return to:

Real Estate Excise Tax
Exempt
Skagit County TreasurerBy [Signature]Date 9/22/2026

This space provided for recorder's use

Washington Transfer on Death Deed

I/we, THOMAS ALAN MOSER and ZITA LONG MOSER (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.)

DK 12: LOT 20, PLAT OF ROLLING RIDGE ESTATES

Assessor's Tax Parcel ID#: P102151 N04

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

Beneficiary: RUSSELL LONG MOSER Relationship: SON
Address: 21387 ROLLING RIDGE DR. SEDRO-WOOLLEY WA 98284

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

Beneficiary: TIMOTHY LONG MOSER Relationship: SON
Address: 21324 CLARA PLACE SEDRO-WOOLLEY WA 98284

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):

THOMAS ALAN MOSER

Owner(s)/Grantor(s) Printed Name(s)

ZITA LONG MOSER

Date

9/22/26

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.

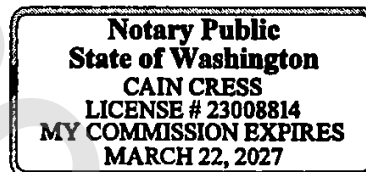
State of Washington }
County of Skagit }

On September 22, 2026 before me, Cain Cress, Notary Public
(insert name and title of the officer), personally appeared Thomas Allen Moser & Zita Ling Moser
(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: [Signature]
Print Name: Cain Cress
My Commission Expires: March 22, 2027



(seal)

EXHIBIT A
Legal Description

DK 12 : LOT 20, PLAT OF ROLLING RIDGE ESTATES NO 4,
AS PER PLAT RECORDED IN VOLUME 15 OF PLATS ,
PAGES 67 AND 68, RECORDS OF SKAGIT COUNTY,
WASHINGTON.