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10/21/2025 01:37 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By Kaylee Oudman
Date 10/21/2026

File for record and return to:

Lowell Law Office
PO Box 1346
Burlington, WA 98233

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR(s): JANETTE DIXON, an unmarried woman

GRANTEE(s): DESMOND J. DIXON and HILLARY J. DIXON, in equal shares as
tenants in common

ADDRESS: 1184 FIDALGO DRIVE, BURLINGTON WA 98233

PARCEL NUMBER: P117162

ABBREVIATED LEGAL: SE Quarter, Section 05, Township 34, Range 04

SUBJECT TO: Easements, restrictions and reservations of record

GRANTORS. The Grantor is JANETTE DIXON, an unmarried woman whose mailing address is 1184 Fidalgo Drive, Burlington WA 98233.

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

Parcel 117162 (XrefID 4759-000-103-0000)

DK 12: UNIT 103, FOURTH AMENDMENT TO THE CEDARS, A CONDOMINIUM, AS PER SURVEY MAP AND PLANS APPROVED AUGUST 22, 2000 AND RECORDED ON AUGUST 24, 2000, UNDER AUDITOR'S FILE NO. 200008240076 AND AS IDENTIFIED IN THAT CERTAIN AMENDED AND RESTATED DECLARATION THEREOF RECORDED FEBRUARY 5, 1998, UNDER AUDITOR'S FILE NO. 9802050054 AND ANY AMENDMENTS THERETO, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PRIMARY BENEFICIARY. The Grantor, JANETTE DIXON, an unmarried woman, designates her children, DESMOND J. DIXON and HILLARY J. DIXON, in equal shares as tenants in common, as the primary beneficiary(s).

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. 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 will occur under this Revocable Transfer on Death Deed at any 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 this 13 day of October, 2026.



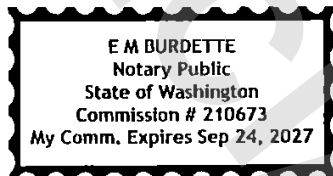
JANETTE DIXON

Transfer on Death Deed- page 2 of 3

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

On this day personally appeared before me, JANETTE DIXON who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal on this 13 day of October, 2026.



E M Burdette
NOTARY PUBLIC in and for the State of
Washington, residing at Burlington WA
Commission expires: 9.24.2027