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09/08/2026 10:07 AM Pages: 1 of 4 Fees: $305.50
Skagit County Auditor

File for record and return to:

Stiles & Lehr Inc., P.S.
P. O. Box 228
Sedro-Woolley, WA 98284

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Date 9.8.26

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR:	Steven G. Hayes and Cheryl R. Hayes, husband and wife
GRANTEE:	1) Survivor of Grantors 2) Kimberly Winnie
ADDRESS:	24885 Chase Road, Sedro-Woolley, Washington 98284
PARCEL NUMBER:	P64377 / 3881-000-009-0306
ABBREVIATED LEGAL:	PTN LOTS 8 & 9, CHASE ACREAGE (AKA LOT 2 AND PORTION LOT 1, SHORT PLAT 19-84)
SUBJECT TO:	Easements, restrictions and reservations of record

GRANTOR. The Grantors are Steven G. Hayes and Cheryl R. Hayes, whose mailing address is 24885 Chase Road, Sedro-Woolley, WA 98284.

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

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 19-84, APPROVED MAY 29, 1984, RECORDED MAY 29, 1984, IN VOLUME 6, PAGE 147 OF SHORT PLATS, UNDER AUDITOR'S FILE NO. 8405290029, BEING A PORTION OF TRACTS 8 AND 9 OF "CHASE ACREAGE", ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 64, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 1 OF SAID SKAGIT COUNTY SHORT PLAT NO. 19-84, LYING SOUTH OF THE EASTERLY PROJECTION OF THE NORTH LINE OF LOT 2 OF SAID SHORT PLAT NO. 19-84.

PRIMARY BENEFICIARY. The Grantors, Steven G. Hayes and Cheryl R. Hayes, husband and wife, designate the survivor of Steven G. Hayes and Cheryl R. Hayes (the Surviving Grantor) as the primary beneficiary.

ALTERNATE BENEFICIARY. Upon the death of the Surviving Grantor, the Grantors designate the following alternate beneficiary:

Kimberly Winnie

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. Recording 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 under RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

DATED this 3rd day of September, 2026

Steven G. Hayes

Steven G. Hayes

Cheryl R. Hayes

Cheryl R. Hayes

STATE OF WASHINGTON) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me Steven G. Hayes and Cheryl R. Hayes, who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes mentioned.

GIVEN UNDER my hand and official seal on this 3rd day of September, 2026

SARAH A STILES
COMM. NO 204108
NOTARY
PUBLIC
COMM. EXP. 10/26/2026
STATE OF WASHINGTON

NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro-Woolley
Commission Expires: 10-26-26

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Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

> This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County.
>
> A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.
>
> In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Washington State Law at RCW 7.48.305 also establishes that:

> ...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.

EXHIBIT A