



**202208190007**

08/19/2022 09:30 AM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

File for record and return to:

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

<p><b>Real Estate Excise Tax Exempt</b> <b>Skagit County Treasurer</b> By <u><i>Kenna Thompson</i></u> Date <u>8-19-22</u></p>
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**REVOCABLE TRANSFER ON DEATH DEED**

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GRANTOR: Richard A. McKay and Eiren M. McKay, husband and wife

GRANTEE: (1) Survivor of Grantors  
(2) Melissa N. Keener, Tyler A. McKay, Riley W. McKay

ADDRESSES: (1) 22935 Buchanan Street, Mt. Vernon, WA 98235  
(2) No Situs  
(3) 22953 Bumblebee Lane, Mt. Vernon, WA 98235

PARCEL NUMBERS: (1) P62184  
(2) P62192  
(3) P62191

ABBREVIATED LEGALS: (1) LOT 3, BLOCK 3, BINGHAM ACREAGE  
  
(2) THE E 10 FT OF LOT 3 AND ALL OF LOT 8, BLK 3, BINGHAM AC, VOL 4 OF PLATS, PG 24, EXCEPT THE N 19.28 FT OF LOT 8; TOGETHER WITH THE E 10 FT OF SAID EXCEPTED NORTH 19.28 FT OF LOT 8  
  
(3) BINGHAM AC LOT 7 BLK 3, VOL 4 OF PLATS, PG 24

SUBJECT TO: Easements, restrictions and reservations of record

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**GRANTOR.** The Grantors are Richard A. McKay and Eiren M. McKay, whose mailing address is 22953 Bumblebee Lane, Mt. Vernon, WA 98273.

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

- (1) Lot A: Lot 3 and the North 19.28 feet of Lot 8 both in Block 3 "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON" as per plat recorded in Volume 4 of Plats, Page 24, records of Skagit County, Washington EXCEPT the East 10 feet thereof.  
Situate in County of Skagit, State of Washington.
- (2) Lot B: The East 10 feet of Lot 3 and all of Lot 8 both in Block 3 "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON" as per plat recorded in Volume 4 of Plats, Page 24, records of Skagit County, Washington EXCEPT the North 19.28 feet of Lot 8; TOGETHER WITH the East 10 feet of said excepted North 19.28 feet of Lot 8.  
Situate in County of Skagit, State of Washington.
- (3) Lot 7, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.  
Situate in County of Skagit, State of Washington.

**PRIMARY BENEFICIARY.** The Grantors, Richard A. McKay and Eiren M. McKay, husband and wife, designate the survivor of Richard A. McKay and Eiren M. McKay (the Surviving Grantor) as the primary beneficiary.

**ALTERNATE BENEFICIARY.** Upon the death of the Surviving Grantor, the Grantors designate the following alternate beneficiaries, in equal shares:

Melissa N. Keener, Tyler A. McKay, Riley W. McKay

**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 17 day of August, 2022.

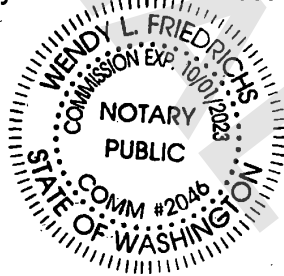
Richard A. McKay  
Richard A. McKay

Eiren M. McKay  
Eiren M. McKay

STATE OF WASHINGTON ) ss:  
COUNTY OF SKAGIT )

On this day personally appeared before me **Richard A. McKay** and **Eiren M. McKay**, 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 17 day of August, 2022



Wendy Friedrichs  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro Woolley  
Commission Expires: 10-1-23



## 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