

202410280054
10/28/2024 01:48 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

When Recorded Return To:

Leigh Bennett
Bennett & Bennett, PLLC
400 Dayton St., Suite A
Edmonds, WA 98020

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By Sharon I. Hayes
Date 10.28.24

DOCUMENT TITLE: Transfer on Death Deed
GRANTOR: Hayes, Sharon I., a married woman, but as to her sole and separate property
GRANTEE/BENEFICIARY: Hayes, Brian S., a single man, and Hayes, Bradley M., a married man, but as to his sole and separate property, as "transfer on death" beneficiaries
LEGAL DESCRIPTION: Tracts Four (4) and Five (5) of Johnson's Second Addition, Mount Vernon, Washington, as per plat recorded in Volume 7 of Plats, page 79, records of Skagit County, EXCEPT the East 85.07 feet of Tract Five (5).
ASSESSOR'S TAX PARCEL NOS.: P53316/37330000050003
REFERENCE NOS. OF DOCUMENTS RELEASED OR ASSIGNED: n/a

TRANSFER ON DEATH DEED

THE GRANTOR, SHARON I. HAYES, a married woman, but as to her sole and separate property (who shall retain fee simple ownership during her lifetime, with the retained power to revoke this Transfer on Death Deed prior to death), for and in consideration of love and affection and to establish a Transfer on Death beneficiary pursuant to the Washington Uniform Real Property Transfer on Death Act (RCW 64.80 et. seq.), conveys and

kb/clients/Hayes-Gerald-Sharon ep/Transfer on Death Deed 2023/8/9/2023

ORIGINAL Page 1

quit claims to beneficiaries, BRIAN S. HAYES, a single man, and BRADLEY M. HAYES, a married man, but as to his sole and separate property, with said transfer to take effect only upon Grantor's death, any and all 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.

Tracts Four (4) and Five (5) of Johnson's Second Addition, Mount Vernon, Washington, as per plat recorded in Volume 7 of Plats, page 79, records of Skagit County, EXCEPT the East 85.07 feet of Tract Five (5).

SUBJECT TO restrictions contained in deed recorded in the office of the Auditor of Skagit County, Washington, in Volume 289 of Deeds, page 405, under Auditor's File No. 556330, and in deed recorded in the office of the Auditor of Skagit County, Washington, in Volume 294 of Deeds, page 528, under Auditor's File No. 565419.

*The execution of this Transfer on Death Deed by Grantor's Attorney-in-fact is specifically authorized under Paragraph 2.23 of Sharon I. Hayes's Durable General Power of Attorney, dated June 23, 2023, and recorded under Skagit County Auditor's File No. 202308170028.

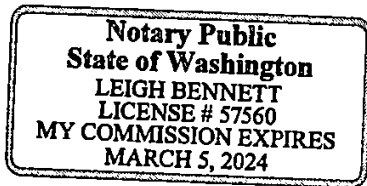
DATED this 12th day of September, 2023.

Sharon I. Hayes
By: *Bradley M. Hayes, P.O.A.*
SHARON I. HAYES By: Bradley M. Hayes,
her Attorney-in-fact

STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that BRADLEY M. HAYES signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it, as the Attorney-in-fact of SHARON I. HAYES, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 12th day of September, 2023.



Leigh Bennett
Notary Public in and for the State of Washington
Residing at *Edmonds*
My commission expires: *3/5/24*