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01/30/2026 12:46 PM Pages: 1 of 4 Fees: \$306.50
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 Belen Martinez
Date January 30, 2026

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: Cheryl Hauptmann

GRANTEE: Angelica Gray

ADDRESS: 421 W. Moore Street, Sedro-Woolley, WA 98284

PARCEL NUMBER: P77373 / 4176-001-017-0009

ABBREVIATED LEGAL: WEST TO WOOLLEY E1/2 OF 3 & ALL OF 4 EX N 15FT
THOF ALL LOT 5 & THAT PTN LOT 17 LY WLY OF S EXT OF BOUNDRY LI BTN
LOTS 5 & 6 BLK 1

SUBJECT TO: Easements, restrictions and reservations of record

GRANTOR. The Grantor is Cheryl Hauptmann, whose mailing address is 421 W. Moore Street, Sedro Woolley, WA 98284.

REVOCATION OF PRIOR TRANSFER ON DEATH DEED: The Grantor, Cheryl Hauptmann, hereby revokes and rescinds the Transfer on Death Deed for Parcel #P77373, executed on November 9, 2015, recorded with Skagit County Auditor on November 10, 2015, under Auditor's File No. 201511100049, with Ariele Constance Gilbert as a named Grantee.

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 follow:

XrefID: 4176-001-017-0009
Parcel: P77373

The East ½ of Lot 3, EXCEPT the North 15 feet thereof; Lot 4, EXCEPT the North 15 feet thereof; all of Lot 5; and that portion of Lot 17 lying Westerly of the Southerly extension of the boundary line between Lots 5 and 6, all in Block 1, "WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASHINGTON" as per plat recorded in Volume 2 of Plats, page 89, records of Skagit County, Washington.

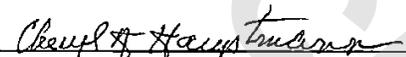
Situate in the City of Sedro-Woolley, County of Skagit, State of Washington

PRIMARY BENEFICIARY. The Grantor, Cheryl Hauptmann, designates Angelica Gray as the primary beneficiary.

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 beneficiary set forth above. Before the Grantor's death, the Grantor remains 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 27 day of January, 2026.


Cheryl Hauptmann - Grantor



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