

WHEN RECORDED RETURN TO:

Limitless Law PLLC
1919 Cornwall Avenue
Bellingham, WA 98225

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20262970
Date 09/10/2026

Document Title: Personal Representative Deed
Grantor: Sharon Prouty-Hall, as Personal Representative
of the Estate of Sarah L. Kinder, deceased, who acquired title as Sarah L.
Spray Kinder
Grantee: The Estate of Dana C. Kinder, deceased
Abbreviated Legal: Lot 3, SW $\frac{1}{4}$ NW $\frac{1}{4}$ & NW $\frac{1}{4}$ SW $\frac{1}{4}$, Sec 21 TS36N R4E, W.M.
Full Legal: See Page 4
Tax Parcel ID#: P105431

PERSONAL REPRESENTATIVE DEED

GRANTOR, **SHARON PROUTY-HALL**, as the duly-appointed Personal Representative of the **ESTATE OF SARAH L. KINDER**, Deceased, who acquired title as Sarah L. Spray Kinder, pursuant to the authority granted by the laws of the State of Washington, including RCW 11.56.010 et seq., and Letters of Administration, attached here as Exhibit A, issued by the Superior Court of the State of Washington for Whatcom County, in Cause No. 26-4-00645-37, for and in consideration of the distribution of estate assets and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and quit claims to **THE ESTATE OF DANA C. KINDER**, Deceased, GRANTEE, all right, title, and interest of the Estate of Sarah L. Kinder in and to the real property, described in the attached Exhibit B, situated in Skagit County, State of Washington.

Sarah L. Kinder died intestate on January 29, 2025, in Sedro Woolley, Skagit County, Washington State. At the time of her death, Sarah L. Kinder, who took title of record as "Sarah L. Spray Kinder," held an ownership interest in the above-described Property as a grantee under a Quit Claim Deed dated September 6, 1995, recorded September 19, 1995, as Skagit County Recording No. 9509190017. Sarah L. Kinder's interest in the Property was held for financing purposes. This deed is being executed in furtherance of a TEDRA Agreement and Assignment of Rights, attached as Exhibit C, executed by the intestate heirs of the Estate of Sarah L. Kinder, by which said heirs have assigned and waived their interests in the Property to Dana C. Kinder.


SHARON PROUTY HALL, Personal Representative
of the Estate of Sarah L. Kinder, Deceased

I certify that I know or have satisfactory evidence that SHARON PROUTY-HALL is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Sarah L. Kinder to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

EMILY ROSE
NOTARY PUBLIC #129973
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 19, 2027


Emily Rose
Notary Public in and for the State of WA
My appointment expires: August 19, 2027

EXHIBIT A

FILED
CLERK
2026 JUL 13 AM 9:34

WHATCOM COUNTY
WASHINGTON

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY

IN THE MATTER OF THE ESTATE OF
SARAH L. KINDER,

Deceased.

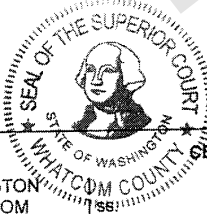
NO. 26 4 00645 37

LETTERS OF ADMINISTRATION

WHEREAS SARAH L. KINDER late of Skagit County, Washington on the 29th day of JANUARY, 2025, died intestate, leaving at the time of his or her death, property in this State subject to administration:

NOW, THEREFORE, know all persons by these presents, that we do hereby appoint SHARON PROUTY-HALL Administratrix upon said estate, and whereas said administrator/administratrix has duly qualified, hereby authorize him or her to administer the same according to law.

WITNESS Ann Vetter-Hansen, Court Commissioner of said Superior Court and the seal of said Court hereto affixed this 13th day of July, 2026



County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington

By Jennifer Heill Deputy Clerk

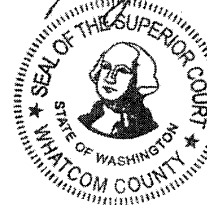
STATE OF WASHINGTON
COUNTY OF WHATCOM

CERTIFICATE

I, RAYLENE KING, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters of Administration in the above entitled matter, and were on the 13th day of July, 2026, duly entered of record.

I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court, this 13th day of July, 2026.



County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington,

By Jennifer Heill Deputy Clerk

[ltrsadm.dot]

EXHIBIT B*LEGAL DESCRIPTION*

LOT 3, SKAGIT COUNTY SHORT PLAT NO. 93-034, AS APPROVED OCTOBER 15, 1993, AND RECORDED OCTOBER 18, 1993, IN VOLUME 11 OF SHORT PLATS, PAGE 1, UNDER AUDITOR'S FILE NO. 9310180013, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ AND THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER AND ACROSS THE EAST 20 FEET OF LOT 4, AS SHOWN ON THE FACE OF THE SHORT PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT C

NON-JUDICIAL BINDING AGREEMENT, WAIVER, AND ASSIGNMENT OF RIGHTS

This Non-Judicial Binding Agreement, Waiver, and Assignment of Rights (the "Assignment") is made pursuant to the Washington Trust and Estate Dispute Resolution Act, RCW 11.96A ("TEDRA") on the last date of execution by any party below, by and between ROSLYN GREENE ("Assignor"), the ESTATE OF DANA C. KINDER, by and through SHARON PROUTY-HALL and PAUL D. HALL, its Co-Personal Representatives ("Assignee"), and SHARON PROUTY-HALL, as Estate Administrator of the Estate of Sarah L. Kinder (the "Estate," and Sharon Prouty-Hall in such capacity, the "Administrator") (collectively, the "Parties").

RECITALS

A. SARAH L. KINDER ("Decedent") died on January 29, 2025, in Sedro Woolley, Skagit County, Washington State.

B. Decedent died intestate, without leaving a valid Will. On July 13, 2026, Sharon Prouty-Hall was appointed Estate Administrator of the Estate and Letters of Administration were issued in Whatcom County Superior Court Cause No. 26-4-00645-37.

C. Assignor is the mother of the Decedent and an heir of the Estate.

D. Decedent was not survived by any issue. Decedent's father is deceased, and Assignor is Decedent's sole surviving parent. Accordingly, under RCW 11.04.015, the sole heirs at law of the Estate are Assignor and DANA C. KINDER, and no other person has or claims any interest in the Estate as an heir.

E. DANA C. KINDER was the surviving spouse of the Decedent and an heir of the Estate.

F. DANA C. KINDER died on August 3, 2026, in Sedro Woolley, Skagit County, Washington State, before executing this Assignment. On August 24, 2026, SHARON PROUTY-HALL and PAUL D. HALL were appointed Co-Personal Representatives of the Estate of Dana C. Kinder in Whatcom County Superior Court Cause No. 26-4-00816-37, and Letters Testamentary were issued to them. Assignee is the Estate of Dana C. Kinder, acting by and through its Co-Personal Representatives, who are authorized to enter into this Assignment on behalf of that estate and to receive and hold the interests assigned herein as an asset of that estate.

G. An ownership interest in real property located at 20129 Echo Hill Rd., Sedro Woolley, WA 98284 (the "Property"), legally described below, was part of Decedent's estate:

LOT 3, SKAGIT COUNTY SHORT PLAT NO. 93-034, AS APPROVED OCTOBER 15, 1993 AND RECORDED OCTOBER 18, 1993, IN VOLUME 11 OF SHORT PLATS, PAGE 1, UNDER AUDITOR'S FILE NO. 9310180013, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER AND ACROSS THE EAST 20 FEET OF LOT 4, AS SHOWN ON THE FACE OF THE SHORT PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

H. The Skagit County Assessor's assessed value of the Property is \$490,600.00. The Parties acknowledge that the character of the Property as community property or as separate property of the Decedent is uncertain. In order to resolve that uncertainty and to avoid the expense, delay, and risk of litigation, the Parties have agreed, as set forth in the TERMS below and pursuant to RCW 11.96A.220, that the Property shall be conclusively deemed the community property of the Decedent and DANA C. KINDER.

I. The Parties understand that, as a consequence of the agreed characterization set forth in Recital H and TERM 1 below, DANA C. KINDER succeeded at the Decedent's death, pursuant to RCW 11.04.015(1)(a), to the entirety of the Decedent's interest in the Property, and Assignor holds no interest in the Property. The Parties further understand that, had the Property instead been determined to be the separate property of the Decedent, Assignor's share would have been one-quarter of the net separate estate of the Decedent pursuant to RCW 11.04.015(1)(b)(ii) and (2). Assignor acknowledges that she has been informed of the assessed value of the Property and of the consequence of the agreed characterization, and that she enters into this Assignment with full knowledge of both.

J. Assignor wishes to waive, relinquish, and assign to Assignee any and all right, title, and interest of every kind that Assignor holds or may claim as an heir of the Decedent, in and to the Estate and every asset of the Estate, including without limitation the Property, so that Assignee may succeed to the entirety of Assignor's share of the Estate and may hold full legal and equitable title to the Property free and clear of any claim by Assignor.

TERMS

Consistent with the above RECITALS and the TERMS set forth below, the PARTIES agree as follows:

1. **Agreed Characterization of the Property as Community Property.** The Parties agree, and hereby stipulate, that the Property is and shall be conclusively deemed the community property of the Decedent and DANA C. KINDER, without regard to the manner in which title to the Property is or was vested, the form of any deed or other instrument of conveyance, the date or manner of acquisition of the Property, the source of any funds used to acquire, improve, or maintain the Property, or any other fact or circumstance that might otherwise bear on the character of the Property. This agreed characterization is made pursuant to RCW 11.96A.220 to resolve a good-faith uncertainty among the Parties, is binding upon the Parties, and, upon filing pursuant to RCW 11.96A.230, shall be binding and conclusive upon all persons interested in the Estate. No Party shall assert, in any forum, any claim or contention inconsistent with this characterization. The Parties acknowledge that, by operation of RCW 11.04.015(1)(a), the effect of this

characterization is that DANA C. KINDER succeeded at the Decedent's death to the entirety of the Decedent's interest in the Property.

2. **Waiver and Assignment of All Rights in the Estate.** Whether or not Assignor holds any interest in the Estate or the Property, and to the extent (if any) that Assignor holds, claims, or may hereafter be determined to hold any such interest, Assignor hereby waives, releases, relinquishes, transfers, grants, conveys, and assigns to Assignee any and all right, title, interest, claim, and standing of every kind and nature, whether vested or contingent, legal or equitable, known or unknown, presently held or hereafter arising, that Assignor holds or may claim as an heir of the Decedent or otherwise, in and to (a) the Estate; (b) the Property; and (c) any and all other assets, whether real, personal, tangible, intangible, or mixed, now or hereafter constituting a part of the Estate or distributable therefrom, including without limitation any interest arising by intestate succession under RCW 11.04.015 and any right to distribution, reimbursement, or accounting from the Estate. From and after the date of this Assignment, Assignee shall hold all such right, title, interest, claim, and standing formerly held or claimed by Assignor, and Assignor shall retain no interest in the Estate of any kind. This TERM 2 is intended to be effective independently of TERM 1, and shall remain in full force and effect notwithstanding any determination that the Property is or was the separate property of the Decedent or that the characterization agreed in TERM 1 is for any reason unenforceable.

3. **Acknowledgment.** In furtherance of this Assignment, Assignor hereby acknowledges that, from this day forward, Assignee has succeeded to all of Assignor's rights, title, and standing to all rights, tangible or intangible, in and to the Estate and every asset of the Estate, including the Property.

4. **Waiver of Notice, Accounting, and Standing.** Assignor waives any right to receive notice of any proceeding concerning the Estate, including notice of hearing on any final report and petition for distribution; any right to receive an inventory or accounting; any right to object to any act of the Administrator, any inventory, any accounting, or any distribution; any right to petition for the Administrator's removal or for restriction of the Administrator's powers; and any right to receive any document required to be furnished to heirs under chapter 11.68 or 11.76 RCW. Assignor agrees that she shall not be entitled to notice under RCW 11.96A.110 in any proceeding concerning the Estate.

5. **Release.** Assignor, on behalf of herself and her heirs, successors, assigns, personal representatives, and all persons claiming by, through, or under her, fully and forever releases and discharges the Estate; Sharon Prouty-Hall, individually and in her capacity as Estate Administrator; Assignee and the Co-Personal Representatives of the Estate of Dana C. Kinder; and their respective agents, attorneys, successors, and assigns, from any and all claims, demands, causes of action, liabilities, and obligations of every kind, known or unknown, suspected or unsuspected, arising out of or relating to the Estate, the administration of the Estate, the Property, the character of the Property, or the subject matter of this Assignment. Assignor acknowledges that this release extends to claims that Assignor does not know or suspect to exist in her favor as of the date of execution, and that this Assignment shall remain in full force and effect notwithstanding the later discovery of any such claim or of facts different from or in addition to those Assignor now knows or believes to be true.

6. **Obligations of the Administrator.** The Administrator acknowledges this Assignment and agrees that, in administering and distributing the Estate, she shall (a) treat the

Property as the community property of the Decedent and Dana C. Kinder; (b) treat Assignor as holding no interest in the Estate; (c) distribute no portion of the Estate, including the Property, to Assignor; and (d) distribute to Assignee the entire interest of the Estate in the Property and the entire share of the Estate that would otherwise have been distributable to Assignor. The Administrator shall have no liability to Assignor for any distribution made in accordance with this Assignment.

7. **Acceptance; Authority of Co-Personal Representatives.** The Co-Personal Representatives, on behalf of the Estate of Dana C. Kinder, accept the agreed characterization and the waiver and assignment made herein. The Co-Personal Representatives represent and warrant that they were duly appointed and are currently acting as Co-Personal Representatives of the Estate of Dana C. Kinder pursuant to Letters Testamentary issued in Whatcom County Superior Court Cause No. 26-4-00816-37, that such Letters remain in full force and effect, and that they are authorized to execute this Assignment on behalf of that estate. The Property and the interests assigned herein shall be received and held as assets of the Estate of Dana C. Kinder and shall pass under the Last Will and Testament of Dana C. Kinder.

8. **Compromise of Uncertain Claim; No Monetary Consideration.** The Parties acknowledge that a good-faith uncertainty exists regarding the character of the Property and the resulting shares of the heirs of the Estate, and that this Assignment, including the agreed characterization set forth in TERM 1, constitutes the compromise and resolution of that uncertainty. The mutual covenants of the Parties and the resolution of that uncertainty constitute good and valuable consideration for this Assignment, the receipt and sufficiency of which are hereby acknowledged. No Party is paying and Assignor is receiving no monetary consideration. Each Party is solely responsible for determining the tax consequences of this Assignment to that Party, and no other Party, and no counsel to any Party, has provided tax advice to Assignor. Assignor has been advised to obtain independent tax advice with respect to this Assignment.

9. **Representations of Assignor.** Assignor represents and warrants that: (a) she has not previously assigned, transferred, conveyed, encumbered, or pledged any portion of her interest in the Estate or the Property; (b) no lien, judgment, tax lien, child support obligation, or other encumbrance attaches to that interest; (c) she is not the subject of any pending bankruptcy or insolvency proceeding; and (d) she has full power, authority, and capacity to execute this Assignment.

10. **No Further Consent Required.** Assignor represents and warrants that no consent of any other party is required under any agreement to make this Assignment legally effective.

11. **Independent Counsel; Voluntary Execution.** Assignor acknowledges that: (a) counsel preparing this Assignment represents the Administrator and the Estate only and does not represent Assignor; (b) Assignor has been advised to obtain independent legal counsel and independent tax advice with respect to this Assignment and has had a full and adequate opportunity to do so; (c) Assignor has either obtained such advice or knowingly declined to do so; (d) Assignor has been informed of the assessed value of the Property and of the effect of the agreed characterization set forth in TERM 1 upon her share of the Estate; and (e) Assignor executes this Assignment freely and voluntarily, without duress, coercion, or undue influence, and is of sound mind and full legal capacity. Each Party has been given a full and adequate opportunity to review and obtain legal advice with respect to this Assignment, and accordingly no presumption construing this document in favor of or against any Party shall arise.

12. **Disclosure of Dual Capacity.** The Parties acknowledge that Sharon Prouty-Hall serves both as Estate Administrator of the Estate of Sarah L. Kinder and as a Co-Personal Representative of the Estate of Dana C. Kinder, and that she executes this Assignment in both capacities. Each Party has been advised of this dual capacity, understands the potential for conflicting duties arising from it, and consents to Sharon Prouty-Hall's continued service in both capacities and to her execution of this Assignment in both capacities.

13. **Further Assurances.** Assignor shall promptly execute and deliver, upon request and without further consideration, any additional documents reasonably necessary or convenient to effectuate this Assignment, including without limitation receipts, waivers, consents, any real estate excise tax affidavit or supplemental statement, and, if requested by the Administrator or by any title insurer, a quitclaim deed in recordable form conveying to Assignee any interest Assignor may hold in the Property. The Parties acknowledge that the Administrator intends to convey the Property to Assignee by personal representative's deed.

14. **Irrevocability.** This Assignment is absolute, unconditional, and irrevocable upon execution, and is not contingent upon the closing of the Estate, the entry of any order, or the death of any Party.

15. **TEDRA Agreement; Filing.** This Assignment is a written agreement among all parties in interest within the meaning of RCW 11.96A.220 and is intended to be binding and conclusive upon all persons interested in the Estate. Any Party may file this Assignment, or a memorandum summarizing its provisions, with the Superior Court having jurisdiction over the Estate pursuant to RCW 11.96A.230, whereupon it shall be deemed approved by the court and equivalent to a final court order binding on all persons interested in the Estate. Assignor consents to such filing.

16. **Binding Effect.** This Assignment shall inure to the benefit of, and be binding upon, the Parties hereto together with their respective legal representatives, successors, and assigns.

17. **Governing Law.** This Assignment shall be governed by, and construed in accordance with, the laws of the State of Washington, including without limitation the Washington Trust and Estate Dispute Resolution Act, RCW 11.96A.

18. **Counterparts; Electronic Signatures.** This Assignment may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Signatures delivered by facsimile, electronic mail, or electronic signature shall have the same force and effect as original signatures.

19. **Severability.** If any provision of this Assignment is held invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be reformed to the minimum extent necessary to render it enforceable consistent with the Parties' intent.

20. **Integration.** This Assignment merges and supersedes all prior and contemporaneous agreements, assurances, representations, and communications between or among the parties hereto concerning the matters set forth herein.

ASSIGNOR:

Roslyn Greene
ROSLYN GREENE

DATED: 8/27/26

ASSIGNEE:

ESTATE OF DANA C. KINDER

Sharon Prouty-Hall
SHARON PROUTY-HALL
Co-Personal Representative of
the Estate of Dana C. Kinder

DATED: 8/27/26

Paul D Hall
PAUL D. HALL
Co-Personal Representative of t
he Estate of Dana C. Kinder

DATED: 8/27/26

ESTATE OF SARAH L. KINDER:

Sharon Prouty-Hall
SHARON PROUTY-HALL
Estate Administrator of the
Estate of Sarah L. Kinder

DATED: 8/27/26