

Return Address:

Guardian Northwest Title
3202 Commercial Avenue
Anacortes, WA 98221

AFFIDAVIT (LACK OF PROBATE)

The undersigned affiant/grantee Rox Lytle, being first duly sworn
Name of Affiant
deposes and states as follows: That they are a rightful heir as listed on heirs at law, to the real
property described below, and is son
Relationship to decedent
of Audrey F. Kayler, who died on 7-24-20
Decedent/Grantor Date
at Anacortes Skagit WA
City County State

REAL PROPERTY SUBJECT TO THE AFFIDAVIT:

Abbreviated Legal Description: _____
Section 11, Township 34 North, Range
1 East, - SW SE (aka Ptn. Lots 1-2
SP B-80)

Assessor's Property Tax Parcel/Account Number: 019202
(Attach full legal description of the property) 34011-4-007-0019.

- Decedent left no Last Will and Testament.
- Decedent left a Last Will and Testament which HAS NOT been Probated or Revoked.

"Heirs at law" includes surviving spouse, children, adopted children, issue of
predeceased child or adopted child, parents, brothers and sisters of the decedent.
Affiant hereby identifies all heirs at law of the decedent: (use additional pages if
necessary)

Full name, age, relationship, address

Wayne Lytle 58 SON
13773 Day Brook Lane, Anacortes, WA 98221

Full name, age, relationship, address

Rox Lytle
6597 Tit Terrace, Bellingham, WA 98226

Full name, age, relationship, address

Full name, age, relationship, address

Dated: July 20, 2021

Rex Lytle
Affiant's full name

Telephone number

Street

City State Zip Code

Rex Lytle
Signature

Date

State of Washington County of Snohomish

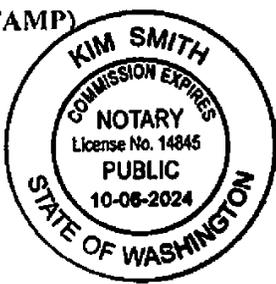
I know or have satisfactory evidence that Rex Lytle
(name of person)

is the person who appeared before me, and said person acknowledged that (he/she) signed this affidavit and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this affidavit.

Dated: 7/20/21

Kim Smith
Signature of Notary Public

(SEAL OR STAMP)



Residing at: 11706 + VERNON

Notary Public in and for the State of WA

My appointment expires: 10-6-2024

EXHIBIT "A"
Property Description

Buyer(s): Matthew Lytle and Cassandra Hayes
Property Address: 13773 Day Break Lane, Anacortes, WA 98221

PROPERTY DESCRIPTION:

Parcel A:

All that portion of Lot 1 of SKAGIT COUNTY SHORT PLAT NO. 13-80, as approved March 18, 1980, recorded in Volume 4 of Short Plat, page 53, under Auditor's File No. 8003180029, records of Skagit County, Washington; lying East of the center line of that certain easement described under Auditor's File No. 784132, records of Skagit County, Washington; being a portion of the West 1/2 of the Southwest 1/4 of the Southeast 1/4, Section 11, Township 34 North, Range 1 East, W.M.;

TOGETHER WITH the West 57.95 feet of Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 13-80, as measured along the North boundary thereof.

Situated in Skagit County, Washington.

Parcel B:

A non-exclusive easement for ingress, egress and utilities over and across the following described tract:

Beginning at a point 1,344.77 feet North 4°10'59" East from the South Quarter corner of said Section 11, said point being the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 11;
thence South 89°11'55" East 80.14 feet to the true point of beginning;
thence continuing South 89°11'55" East 855.97 feet;
thence North 4°10'59" East a distance of 100.17 feet, more or less, to the North line of that certain tract deeded to Eugene Landers, etux, by deed recorded December 19, 1975, under Auditor's File No. 827631, records of Skagit County, Washington;
thence West along said North line 30 feet, more or less, to the West line of said Landers Tract;
thence South 4°10'59" West to a point 30 feet North of the South line of said Northwest Quarter of the Southeast Quarter;
thence North 89°11'55" West 825.97 feet, more or less, to a point that lies North 4°10'59" East a distance of 30.05 feet from the true point of beginning;
thence South 4°10'59" East 30.05 feet to the true point of beginning.

Situated in Skagit County, Washington.

PROPERTY DESCRIPTION