

202110250076

10/25/2021 11:57 AM Pages: 1 of 6 Fees: \$208.50  
Skagit County Auditor

Return Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Document Title:

Transfer on Death Deed

Reference Number (if applicable): \_\_\_\_\_

Grantor(s):

☐ additional grantor names on page \_\_\_\_

1) Alfred Allen Tyler

2) \_\_\_\_\_

Grantee(s):

☐ additional grantor names on page \_\_\_\_

1) Marianne Jeanne Tyler

2) Adam Allen Tyler

Abbreviated Legal Description:

☐ full legal on page(s) \_\_\_\_

5-34-4

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page \_\_\_\_

P112565

*exempt*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

When recorded, return to:  
John G. Kamb, Jr. Attorney at Law  
702 Main Street  
Mount Vernon, WA 98273

OCT 25 2021

Amount Paid \$ /  
Skagit Co. Treasurer  
By *SLB* Deputy

**WASHINGTON TRANSFER ON DEATH DEED**

**(Beneficiary Deed)**

Owner /Grantor(s): Alfred Allen Tyler

Primary Beneficiaries / Grantee(s): Marian Jeanne Tyler and Adam Allen Tyler,

I, Alfred Allen Tyler, with a mailing address of 1036 Fidalgo Drive, Burlington WA 98233 (hereinafter referred to as the "Owner") being of competent mind an having the legal capacity to execute this document, as owner transfer on to my children Marian Jeanne Tyler and Adam Allen Tyler (hereinafter referred to as the "Primary Beneficiaries") as grantee beneficiaries, the following described interest in real estate, situated in the County of Skagit, State of Washington:

UNIT , THE CEDARS, A CONDOMINIUM , ACCORDING TO THE 6<sup>TH</sup> AMENDED DECLARATION THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200302200070 AND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 214 THROUGH 219 RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN

SITUATE IN THE COUNTY OF SKAGIT. STATE OF WASHINGTON


Tax Parcel Number(s): P112565 / 4705-000-004-0000,

Subject to:

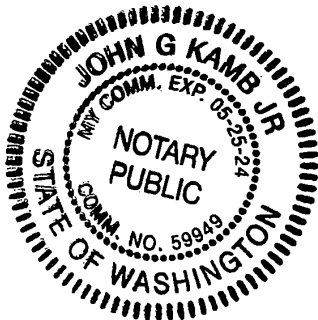
1. SUBJECT TO: See Exhibit "A" attached hereto an made a part hereof.

If either of the above-identified Primary Beneficiaries does not survive me, I designate the surviving Primary Beneficiary (hereinafter referred to as the "Alternate Beneficiary") as grantee beneficiary.

This transfer on Death Deed is revocable. It does not transfer any ownership until the death of the owner. It revokes all prior beneficiary designations by this owner for this interest in real estate. The grantor has the right to withdraw or rescind this deed at any time. Any beneficiaries named in this deed are hereby advised that this deed may be withdrawn or rescinded whether or not money or any other consideration was paid or given

  
Alfred Allen Tyler, Grantor and Owner

Dated this 20 day of October, 2021



\_\_\_\_\_, 2021

John J. Hambr  
NOTARY PUBLIC in and for the State of  
Washington,  
residing at: Mount Vernon.  
My appointment expires: 5-25-2024

## EXHIBIT A EXCEPTIONS

Order No.: RES70176138

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Purpose: Ingress, egress and utilities Recording Date: November 17, 1995 Recording No.: 9511170069  
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: City of Burlington Purpose: Drainage Recording Date: October 16, 1996 Recording No.: 9610160021 Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Puget Sound Energy, Inc., a Washington corporation Purpose: Underground electric system  
Recording Date: September 9, 1997 Recording No.: 9709090114 Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Puget Sound Energy, Inc., a Washington corporation Purpose: Underground electric system  
Recording Date: September 9, 1997 Recording No.: 9709090115 Affects: Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Public Utility District No. 1 of Skagit County, a municipal corporation Purpose: Water  
Pipeline Recording Date: December 1, 1997 Recording No.: 9712010013 Affects: Portion of said  
premises
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,  
dedications, building setback lines, notes, statements, and other matters, if any, but omitting any  
covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex,  
sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or  
source of income, as set forth in applicable state or federal laws, except to the extent that said  
covenant or restriction is permitted by applicable law, as set forth on The Cedars Condominium:  
Recording No: 9712080064 Modification(s) of said Condo Map: Recording Date: February 5, 1998  
Recording No.: 9802050053 Modification(s) of said Condo Map: Recording Date: October 23, 2002  
Recording No.: 200210230124

**EXHIBIT A**  
**EXCEPTIONS**  
(continued)

7. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Entitled: Declaration of Condominium Recording Date: February 5, 1998 Recording No.: 9802050054 Amends and restates that instrument recorded under Recording No. 9712080065 Modification(s) of said covenants, conditions and restrictions Recording Date: July 13, 1999 Recording No.: 9907130112 Modification(s) of said covenants, conditions and restrictions Recording Date: August 16, 1999 Recording No.: 9908160158 Modification(s) of said covenants, conditions and restrictions Recording Date: September 17, 1999 Recording No.: 199909170116 Modification(s) of said covenants, conditions and restrictions Recording Date: August 24, 2000 Recording No.: 200008240077 Modification(s) of said covenants, conditions and restrictions Recording Date: October 23, 2002 Recording No.: 200210230125 Modification(s) of said covenants, conditions and restrictions Recording Date: February 20, 2003 Recording No.: 200302200070 Modification(s) of said covenants, conditions and restrictions Recording Date: October 17, 2006 Recording No.: 200610170109 Modification(s) of said covenants, conditions and restrictions Recording Date: May 11, 2010 Recording No.: 201005110027
8. Lien of assessments levied pursuant to the Declaration for The Cedars Condominium to the extent provided for by Washington law.
9. Agreement and the terms and conditions thereof: Executed by: Public Utility District No. 1 of Skagit County and Homestead Northwest, inc. Recording Date: September 23, 1998 Recording No.: 9809230032 Regarding: Irrigation water service
10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation Purpose: Water pipeline Recording Date: October 29, 1999 Recording No.: 199911010143 Affects: Portion of said premises
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: In favor of: Puget Sound Energy, Inc., a Washington corporation Purpose: Electric transmission and/or distribution line, together with necessary appurtenances Recording Date: June 29, 2000 Recording No.: 200006290057 Affects: Portion of said premises
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation Purpose: Water pipeline Recording Date: August 11, 2000 Recording No.: 200008110019 Affects: Portion of said premises

**EXHIBIT A**  
**EXCEPTIONS**  
(continued)

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: In favor of: Puget Sound Energy, Inc., a Washington corporation Purpose: Electric transmission and/or distribution line, together with necessary appurtenances Recording Date: September 11, 2001 Recording No.: 200109110082 Affects: Portion of said premises
14. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation Purpose: Water pipeline Recording Date: December 13, 2001 Recording No.: 200112130003 Affects: Portion of said premises
15. MDU Broadband Services Agreement and the terms and conditions thereof: Executed by: Homestead Development N.W., Inc. and TCI Cablevision of Washington, Inc. Recording Date: March 27, 2002 Recording No.: 200203270001
16. Agricultural irrigation Water Service Agreement and the terms and conditions thereof: Executed by: Public Utility District No. 1 of Skagit County and Homestead Northwest Development Co. Recording Date: July 17, 2002 Recording No.: 200207170008
17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states: "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."