



202404160027

04/16/2024 01:02 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor

WHEN RECORDED MAIL TO:

Eric Landeen, Attorney at Law
P.O. Box 163
Indianola, WA 98342

Filed for Record at Request of: Dave
Walton and Laurie Walton

**Real Estate Excise Tax
Exempt
Skagit County Treasurer**

By Lena Thompson

Date 4.16.24

GRANTOR: DAVE WALTON and LAURIE WALTON

**GRANTEE: DANIEL K. WALTON as his separate estate, TYLER R. WALTON
as his separate estate, and JACOB M. WALTON**

ABBREVIATED LEGAL: LOT 1, SCSP NO. PL06-0430

TAX PARCEL NUMBER: P125963

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR: The Grantor is DAVE WALTON and LAURIE WALTON, a married couple,
and whose mailing address is 16063 Ascension Way, Mount Vernon, WA 98273.

LEGAL DESCRIPTION: The real property that is the subject of this Revocable Transfer
on Death Deed is located in the County of Skagit, State of Washington, and it is legally
described as follows:

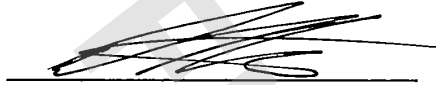
See Exhibit A – Legal Description

BENEFICIARY: The Grantor designates the following beneficiaries: DANIEL K.
WALTON as his separate estate, TYLER R. WALTON as his separate estate, and JACOB
M. WALTON as his separate estate, in equal shares.

TRANSFER ON DEATH: The Grantor transfers all of Grantor's interest in the described
property, including without limitation any after acquired title of the Grantor, to the
beneficiaries as designated above. Before the Grantor's death, the Grantor has the right to
revoke this deed.

REAL ESTATE EXCISE TAX EXEMPTION: The recording of 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 by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202.

DATED this 5TH day of APRIL, 2024.

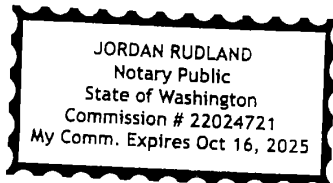



DAVE WALTON, Grantor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that DAVE WALTON is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

GIVEN UNDER my hand and official seal this 5th day of April, 2024.




Printed Name: Jordan Rudland
NOTARY PUBLIC in and for the State of
Washington. Residing at 620 E. College Way
My commission expires: OCT 16th, 2025

DATED this 5th day of April, 2024.

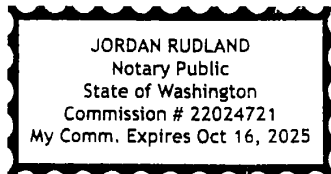
Laurie Walton

LAURIE WALTON, Grantor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that LAURIE WALTON is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

GIVEN UNDER my hand and official seal this 5th day of April, 2024.



Jordan Rudland
Printed Name: Jordan Rudland
NOTARY PUBLIC in and for the State of
Washington. Residing at 670 E. College Way
My commission expires: OCT-16th, 2025

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL A:

LOT 1, SKAGIT COUNTY SHORT PLAT NO. PL06-0430, approved June 22, 2007 and recorded June 27, 2007 under Auditor's File No. 200706270177, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities as delineated on the face of SKAGIT COUNTY SHORT PLAT NO. PL06-0430, approved June 22, 2007 and recorded June 27, 2007 under Auditor's File No. 200706270177, records of Skagit County, Washington, as Ascension Way.

Situated in Skagit County, Washington

**EXHIBIT A
EXCEPTIONS**

Terms and condition contained in deed

Recording Date: August 31, 1979
Recording No.: 7908310024

Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: February 4, 1980

Auditor's No(s): 8002040045, records of Skagit County, Washington

In favor of:

Owners of Tracts A – D SP#23-80; Owners of Tracts A – D SP#24-80; and Owners of Tracts 1, 2, 3 and 4 of Survey recorded in Volume 4, pages 56 – 61, Puget Sound Power and Light Co., Continental Telephone Company of the Northwest, Skagit County Public Utility District No. 1, and Big Lake Sewer District No. 1

FOR:

Ingress, egress, drainage and construction, operation and maintenance of overhead and underground utilities, and for construction, operation and maintenance of a sanitary sewer main and appurtenances, purposes necessary and related thereto

AMENDED by instrument(s):

Recorded: August 21, 1990 and September 12, 1990

Auditor's No(s): 9008210019 and 9009120015, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: December 10, 1982

Auditor's No(s): 8212100052, records of Skagit County, Washington

In favor of: Present and future owners of various parcels

For: Ingress, egress, drainage and utilities

Affects: Said premises and other property

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Uplands:

Recording No: 8212140014

Declaration of Easements, Covenants and Road Maintenance Agreement and the terms and conditions thereof

Recording Date: December 6, 1984

Recording No.: 8412060043

Terms and conditions of Boundary Line Adjustment Quit Claim Deeds

Recording Date: May 19, 2006

Recording No.: 200605190041 and 200605190042

Said documents are re-recording of 200604030170 and 200604030171

Lot of Record Certification after boundary line adjustment and the terms and conditions thereof

Recording Date: June 5, 2006

Recording No.: 200606050167

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: March 19, 2007

Recording No.: 200703190209
Affects: Said premises and other property

TRD1000 Maintenance Agreement Contract and the terms and conditions thereof

Recording Date: March 23, 2007
Recording No.: 200703230118

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKAGIT COUNTY SHORT PLAT NO. PL06-0430:

Recording No.: 200706270177

Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: June 27, 2007
Recording No.: 20070670178

Protected Critical Area Agreement and the terms and conditions thereof

Recording Date: June 27, 2007
Recording No.: 200706270179

Private Roadway Maintenance Declaration and the terms and conditions thereof

Recording Date: June 27, 2007
Recording No.: 200706270180

View Easement Agreement and the terms and conditions thereof

Recording Date: June 27, 2007
Recording No.: 200706270182 and 6200706270183

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, as set forth in the document.

Recording Date: December 30, 2010
Recording No.: 201012300121

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 15, 2014
Recording No.: 201407150044

Assessments, if any, levied by Skagit County Sewer District.

Assessments, if any, levied by Uplands Road Maintenance.

City, county or local improvement district assessments, if any.