

After recording return
document to:
LESLIE A. JOHNSON
WELLS & JOHNSON
P. O. BOX 158
ANACORTES, WA 98221-0158



199911120033
Kathy Hill, Skagit County Auditor
11/12/1999 Page 1 of 6 11:26:07AM

DOCUMENT TITLE: AFFIDAVIT

REFERENCE NUMBER OF RELATED DOCUMENT: N/A

GRANTOR(S): GEORGE B. SIPE

GRANTEE(S): THE PUBLIC

ABBREVIATED LEGAL DESCRIPTION: TRACT A: PTN SW 1/4 NE 1/4-SHT
PLT 44-74; TRACT B: TAX 21 BAT NW C OF S 1/2 S1/2 SW 1/4 NE
1/4TH S ALG W LI 60 FT TH E 726FT PLT N LI TH N 120FT TH W
726FT TAP 60FT N OF POB TH S 60FT

ADDITIONAL LEGAL DESCRIPTIONS ON PAGES 2, 3, & 4 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): 350231-0-042-0208
P33310

350231-0-039-0005
P33302

A F F I D A V I T

STATE OF WASHINGTON)
: ss.
COUNTY OF SKAGIT)

GEORGE B. SIPE, being first duly sworn, upon oath,
deposes and says:

That I am a resident of 11435 Whistle Lake Road,
Anacortes, Skagit County, Washington; that Betty J. Sipe,
whose Social Security Number was 571-30-8943, was my wife.

That Betty J. Sipe died a resident of Anacortes, Skagit County, Washington, on March 15, 1994, leaving real and personal property, all of which was the community property of affiant and decedent Betty J. Sipe.

That at the time of the death of Betty J. Sipe, there was in full force and effect a Community Property Agreement, executed by affiant and decedent on November 12, 1974, a certified copy of said Agreement is attached to this Affidavit.

That affiant has paid for all creditors of Betty J. Sipe and of her estate.

That the property owned by affiant and Betty J. Sipe as of March 15, 1994, consisted of the following:

REAL ESTATE

Real Property located at 11435 Whistle Lake Road, Anacortes, Skagit County, Washington, described as follows:

TRACT A:

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 35 North, Range 2 East W.M., described as follows:

Beginning at the intersection of the west line of said subdivision and a line that is 200 feet North of and parallel to the South line of said subdivision; thence East along said line to its intersection with a line that is 220 feet East of and parallel to the West line of said subdivision; thence South along said line to the South line of said subdivision; thence East along said South line a distance of 261.35 feet, more or less, to the Southwest corner of that certain tract conveyed to Harvey D. Simpson, et ux, by deed recorded September 1., 1972, under Auditor's File No. 773465; thence North along the West line of said tract 178.05 feet to the Northwest corner of said tract; thence East along the North line of



199911120033

Kathy Hill, Skagit County Auditor

11/12/1999 Page 2 of 6 11:26:07AM

UNRECORDED
said tract 244.65 feet to the Northeast corner of said tract, said point being in the East line of the West 726 feet of said Southwest 1/4 of the Northeast 1/4; thence North along said East line a distance of 102 feet; thence West parallel to the South line of said subdivision a distance of 506 feet to a point that is 220 feet East of the West line of said Southwest 1/4 of the Northeast 1/4; thence South parallel to the West line of said Southwest 1/4 of the Northeast 1/4 a distance of 60.05 feet to a point 220 feet North of the South line of said Southwest 1/4 of the Northeast 1/4; thence West parallel with the South line of said Southwest 1/4 of the Northeast 1/4, 220 feet to the West line thereof; thence South along said West line 20 feet to the point of beginning: EXCEPT the West 30 feet thereof for County road right-of-way.

Situate in the county of Skagit, State of Washington.

Tract B

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 35 North, Range 2 East W.M., described as follows:

Beginning at the intersection of the West line of said subdivision and a line that is 220 feet North of and parallel to the South line of said subdivision; thence East along said line to its intersection with a line that is 220 feet East of and parallel to the West line of said subdivision; thence North along said line a distance of 60.05 feet to a line that is 280.05 feet North and parallel to the South line of the Southwest 1/4 of the Northeast 1/4; thence East along said line lying 280.05 feet North and parallel to the South line of the Southwest 1/4 of the Northeast 1/4 a distance of 506.00 feet to the East line of the West 726.00 feet of said Southwest 1/4 of the Northeast 1/4; thence North 0°06' East along the east line of said West 726.00 feet of said Southwest 1/4 of the Northeast 1/4 a distance of 113.50 feet to a line that is 60 feet North and parallel to the North line of the South 1/2 of the South 1/2 of the Southwest 1/4 of the Northeast 1/4; thence South 59 degrees, 42' 15" West parallel to said South 1/2 of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 a distance of 726.00 feet to the West line of said Southwest 1/4 of the Northeast 1/4; thence South 0° 06' West along the West line of said Southwest 1/4 of the Northeast 1/4 a distance of 173.41 feet to the point of beginning, EXCEPT the West 30 feet thereof for County Road.



199911120033

Kathy Hill, Skagit County Auditor

11/12/1999 Page 3 of 6 11:26:07AM

EXCEPT from all of the above, the following described tracts:

1. That portion conveyed to Skagit County by Deed recorded 10-23-74, as Auditor's File No. 809205;
2. That portion conveyed to Forrest Foss, et ux, by Deed recorded 12-02-74, as Auditor's File No. 810675; and
3. That portion conveyed to Forrest Foss, et ux, by Deed recorded 01-16-79, as Auditor's File No. 894829.

Skagit County Tax Acct. No.: 350231-0-042-0208
P33310

1994 Assessed Value: Land:	\$6,600.00
Improvements:	\$.00
Total:	\$6,600.00

Estimated Market Value at date of death: \$ 10,002.38

Skagit County Tax Acct. No.: 350231-0-039-0005
P33302

1994 Assessed Value: Land:	\$28,600.00
Improvements:	\$72,100.00
Total:	\$100,700.00

Estimated Market Value at date of death: \$ 142,612.50

PERSONAL PROPERTY

Household furniture; cash in passbooks, checking and other financial investment accounts.

That the total value of all of decedent's community one-half interest in the marital assets was less than \$600,000.00. That the value of decedent's estate was less than that which required estate tax reporting to the federal government, and that there was no estate tax owing on account of decedent's estate.

That affiant in reasonable good faith believes that affiant has received or is entitled to receive, by reason of decedent's death, all, or substantially all, of Betty J. Sipe's property.



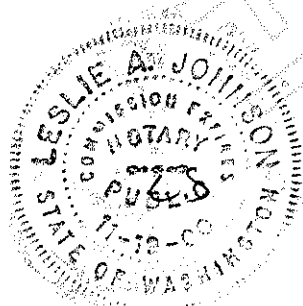
199911120033

Kathy Hill, Skagit County Auditor

Dated this 9th day of ~~October~~ ^{November}, 1999.

George B. Sipe
GEORGE B. SIPE

~~November~~ SUBSCRIBED AND SWORN to before me this 9th day of ~~October~~, 1999, by George B. Sipe.



Leslie A. Johnson
(Signature)

Leslie A. Johnson
(Print Name)

NOTARY PUBLIC in and for the State
of Washington, residing at Anacortes
My commission expires: 11-19-00

[c:\ep\sipe.aff]



199911120033

Kathy Hill, Skagit County Auditor

11/12/1999 Page 5 of 6 11:26:07AM

I certify that this is a true and correct copy of the original
thereof in the possession of George B. Sipe as of
August 31, 1999. Dated: 10/21/99

Signature

Print Name NOTARY PUBLIC in and

AGREEMENT AS TO STATUS OF COMMUNITY PROPERTY

After Death of One of the Spouses

for the State of

Washington, resid-

ing at Anacortes

My Comm. expires:

KNOW ALL MEN BY THESE PRESENTS:

That this agreement, made and entered into this 12th day of 11/19/00
November, 1974, by and between GEORGE B. SIPE and BETTY J. SIPE, hus-
band and wife, of Anacortes, Skagit County, Washington,

WITNESSETH: That whereas the said parties are owners of certain
property, all of which, regardless of method of acquisition or source,
they hereby declare to be community property, constituting all of the
property now owned by said parties, and said parties are desirous that
said property, together with all other property of whatsoever nature,
either real or personal, which may be hereafter acquired or received
by either or both of them, whether by gift, inheritance, purchase, or
otherwise, shall be deemed to be community property, and in the event
either party now owns or hereafter acquires any property which might
otherwise be the separate property of that party, said party herewith
conveys and quit claims to the other party a community interest in
said property, so that the same will be community property, and that
the same shall pass without delays or undue expense upon the death of
either to the survivor.

NOW, THEREFORE, for and in consideration of the sum of ONE DOLLAR
(\$1.00), the receipt of which is hereby acknowledged by each party
hereto, and also, in consideration of the love and affection that each
of said parties bears for the other, it is hereby agreed that in the
event of the death of George B. Sipe while Betty J. Sipe survives,
then the whole of said community property now owned together with all
other community property, real or personal, that may hereafter be
acquired, shall at once vest in said Betty J. Sipe in fee simple; and
in the event of the death of the said Betty J. Sipe while George B. Sipe
survives, then the whole of said community property now owned together
with all other community property, real and personal, that may hereafter
be acquired, shall at once vest in said George B. Sipe in fee simple;
and each party conveys and quit claims to the surviving party all said
community property and all other property which were it not for this
agreement might be the separate estate of the conveying party, in com-
pliance herewith.

IN WITNESS WHEREOF, the said GEORGE B. SIPE and BETTY J. SIPE have
hereunto set their hands and seals the day and date first above written.

Signed, Sealed and Delivered)
in the Presence of:)

W. V. Wells) George B. Sipe (SEAL)
W. V. Wells) Betty J. Sipe (SEAL)

STATE OF WASHINGTON)

:SS

COUNTY OF SKAGIT)

THIS IS TO CERTIFY that on this 12th day of November, 1974, before
me, W. V. Wells, a Notary Public in and for the State of Washington,
duly commissioned and sworn, personally came GEORGE B. SIPE and BETTY J.
SIPE, husband and wife, to me known to be the individuals described in
and who executed the within and foregoing instrument, and acknowledged
that they signed and sealed the same as their free and voluntary act and
deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certifi-
cate first above written.

W. V. Wells
Notary Public in and for the State of
Washington, residing at Anacortes



199911120033

Kathy Hill, Skagit County Auditor

11/12/1999 Page 6 of 6 11:26:07AM