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**Skagit County Auditor**

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DOCUMENT TITLE:	AFFIDAVIT OF HEIRSHIP
REFERENCE NUMBER OF RELATED DOCUMENT:	A. F. #8910120005
GRANTOR:	GLADYS T. OHLHOFF, a single person
GRANTEE:	LEONARD A. SUND and BEVERLY SUND, husband and wife
ABBREVIATED LEGAL DESCRIPTION:	PTN OF SEC. 27, TWP. 35 N., R 1 E, W.M. SKAGIT COUNTY, WASHINGTON
ASSESSOR'S TAX PARCEL NUMBER:	PTN OF 3823-000-051-0007 P59632

In the Matter of the Estate of )  
 )  
 ) AFFIDAVIT OF HEIR  
 ) GLADYS T. OHLHOFF  
 )  
 ETHEL F. RUTAN, )  
 )  
 Deceased. )  
 )

1. That in September of 1978, ETHEL F. RUTAN and GLADYS T. OHLHOFF sold to LEONARD A. SUND and BEVERLY SUND, husband and wife, by way of a real estate contract, that certain real property situate in Skagit County, Washington, described as follows:

Parcel A: Tract 23, Skyline Division No. 3, as per plat recorded in Volume 9 of plats, pages 54 and 55, records of Skagit County, Washington; and

Parcel B: Tract 51, Skyline No. 7, as per plat recorded in Volume 9 of plats, pages 70 and 71, records of Skagit County, Washington.

2. That the real estate contract referred to herein was paid in full on or about January 3, 1984, and a Warranty Fulfillment Deed was recorded October 12, 1989, under Skagit County Auditor's File No. 8910120005, conveying the real property to LEONARD A. SUND and BEVERLY SUND;

3. That the developer of the above-referenced plat, Skyline Associates, conveyed to GLADYS T. OHLHOFF and ETHEL F. RUTAN by quit claim deed recorded March 24, 1981, under Skagit County Auditor's File No. 8103240014, the waterfront strip adjoining Parcel B above and described as follows:

That portion of Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the most southwesterly corner of Lot 51, Skyline No. 7, according to the plat recorded in Volume 9 of plats, page 70; thence south 7°29'57" east 95 feet; thence on a curve to the right, the center of which bears south 7°29'57" east a distance of 60 feet, an arc distance of 15.48 feet to a point which bears south 7°17'13" west from the most southeasterly corner of said lot 51; thence north 7°17'13" east a distance of 95 feet to the southeasterly corner of said lot 51; thence southwesterly along southerly line of said lot 51, a distance of 40 feet to the point of beginning.



As one of the Grantees named in the above referenced Quit Claim Deed, the undersigned Affiant hereby states that the adjoining waterfront strip should have been conveyed to LEONARD A. SUND and BEVERLY SUND, and it was by error and oversight that said Quit Claim Deed was in favor of the Affiant and ETHEL F. RUTAN and that the Warranty Fulfillment Deed in favor of LEONARD A. SUND and BEVERLY SUND did not include the waterfront strip of property described in said Quit Claim Deed;

4. That ETHEL F. RUTAN died testate on June 24, 1990, a resident of Snohomish County, Washington, and in accordance with the Last Will and Testament of ETHEL F. RUTAN dated March 23, 1988, all of the assets of decedent's estate passed to GLADYS T. OHLHOFF. The original will of ETHEL F. RUTAN was filed with Snohomish County Superior Court under Probate No. 90-4-00652-8, and GLADYS T. OHLHOFF was appointed Personal Representative of the Estate of ETHEL F. RUTAN. The administration of said estate was completed and a Declaration of Completion was filed with the court in May, 1991, and all of the assets of the estate were distributed in accordance with the Last Will and Testament of ETHEL F. RUTAN. Your Affiant hereby states that no other person or party had any interest in the Estate of ETHEL F. RUTAN nor was any portion of decedent's estate distributed to any other person;
5. That by error or oversight, the interest of ETHEL F. RUTAN in the waterfront strip of property described in Paragraph 3 above was not listed as an asset of the Estate of ETHEL F. RUTAN, and distributed through probate. Your Affiant, GLADYS T. OHLHOFF, does hereby declare that all right, interest and title to the said property described in Paragraph 3 herein, and all right and interest of the decedent, ETHEL F. RUTAN, in said property described in Paragraph 3 herein,



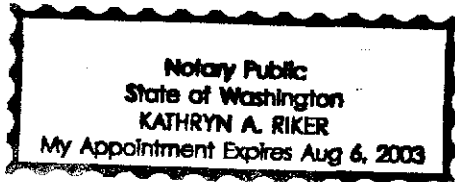
belongs to LEONARD A. SUND and BEVERLY SUND, and title should be vested in their names.

6. That this affidavit is made to induce ISLAND TITLE COMPANY, or such other title insurance company, to insure title to the real property described herein in the names of LEONARD A. SUND and BEVERLY SUND, free and clear of any interest of GLADYS T. OHLHOFF and the Estate of ETHEL F. RUTAN. Affiant urges ISLAND TITLE COMPANY, or such other title insurance company, to issue its policy of title insurance in full reliance upon the representations herein.

DATED this 25th day of October, 2001.

Gladys T. Ohlhoff  
Gladys T. Ohlhoff  
11607 20<sup>th</sup> NE  
Lake Stevens, Washington 98258

SUBSCRIBED AND SWORN TO before me this 25th day of October, 2001.



Kathryn A. Riker  
NOTARY PUBLIC in and for the  
State of Washington, residing  
at Everett, WA  
My commission expires:  
8/6/03

AFFIDAVIT OF HEIRSHIP



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, Skagit County Auditor

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