



200205220101

Skagit County Auditor

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20020226
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After recording return document to:

YOUNGQUIST & BETZ
904 South Third
Mount Vernon, WA 98273

DOCUMENT TITLE: Lack of Probate Affidavit

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): Estate of Betty Jo Van Slageren

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): The Public

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: Ptn. of S 1/2 of NE 1/4,
18-33-4 E.W.M.

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 2 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): 330418-1-007-0008/P16813
330418-1-009-0006/P16815

This is a re-record to amend Paragraph FOURTH which originally read "that the estate of said decedent at the date of death was of the approximate value of \$485,000.00, which includes real property which was of the approximate value of \$312,000.00." Paragraph FOURTH should now read "that the estate of said decedent at the date of death was of the approximate value of \$238,916.60, which includes real property which was of the approximate value of \$152,750.00."

than those instruments which have been duly recorded in the office of the Auditor of said County, except as follows: (enumerate if any, or indicate NONE)

Last Will and Testament dated April 2, 1998

FOURTH, that the estate of said decedent at the date of death was of the approximate value of \$485,000.00, which includes real property which was of the approximate value of \$312,000.00.

FIFTH, that all obligations of the estate owing at the date of death of said decedent have been paid in full, and all expenses of last sickness, (enumerate if any, or indicate NONE), except as follows:

NONE

SIXTH, that the following list comprises all of the heirs at law by whom said decedent was survived: (Show age of each heir opposite name. If any heirs are under 18, this affidavit is not applicable).

NAME	AGE	RELATIONSHIP
Janette D. Lund 601 Mt. View Drive Mount Vernon, WA 98273	Legal	Daughter
Andrew J. Jager 1314 Maple Street, Apt. C Sumner, WA 98390	Legal	Son
John K.D. Jager 20356 Conway/Frontage Road Mount Vernon, WA 98273	Legal	Son

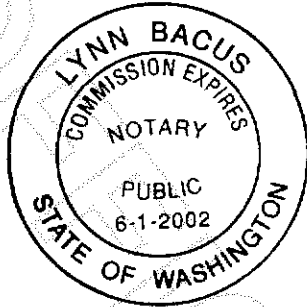
DATED this 25th day of February, 2002.



JANETTE D. LUND



SUBSCRIBED AND SWORN to before me this 25th day of February, 2002.



Lynn Bacus

Notary Public in and for the State of Washington,
residing at Mount Vernon
My commission expires: 6-1-02



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Last Will and Testament

of

BETTY JO VAN SLAGEREN

I, **BETTY JO VAN SLAGEREN**, of legal age, residing at 2048 West Frontage Road, Mount Vernon, Skagit County, Washington 98273, and being of sound and disposing mind and memory and not acting under duress, menace, fraud or the undue influence of any person whomsoever, do make, publish and declare this my Last Will and Testament and do hereby expressly revoke all other and former Wills and Codicils to Wills by me made.

FIRST: I direct that my body be decently buried without undue ceremony or ostentation, but with due regard to my station in life and the circumstances of my estate.

SECOND: I direct that my executrix or executor, hereinafter named, as soon as she or he shall have sufficient funds in her or his hands for that purpose and can lawfully and conveniently do so, pay the expenses of my last sickness, funeral expenses, and all just debts by me owing.

THIRD: I hereby declare that I am a widow, my husband, **PETER VAN SLAGEREN**, having passed away on November 11, 1994. I further declare that I have three children by a prior marriage whose names are: **ANDREW J. JAGER**, **JANETTE D. LUND** and **JOHN K. D. JAGER**. I have no other children, living or dead, as of the date of this Will; and, all references in this Will to "my children" or "children of mine" shall be deemed to include my children above named. Except as herein provided, I intend to make no provision for any relative or child of mine who may survive me.



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Skagit County Auditor

FOURTH: Subject to the provisions in paragraph Second hereof, I give, devise and bequeath my estate as follows:

A. SPECIFIC BEQUESTS:

1. It is my intention to execute a separate writing or writings pursuant to RCW 11.12.260 in which I dispose of some or all of my tangible personal property. Any such writing or writings shall be effective to dispose of my tangible personal property only. I direct that my executrix, executor or heirs, as the case may be, shall carry out the provisions of each of the above-referenced separate writings which I may execute during my lifetime, such that the provisions and intent of same are met. If a person named in such a writing or writings to receive property predeceases me, said property shall be disposed of and pass as part of the residue of my estate pursuant to the terms of this Last Will and Testament, unless I have made an alternate disposition in said separate writing or writings.

B. RESIDUE:

1. I give, devise and bequeath all of the rest, residue and remainder of my estate, howsoever held and wheresoever situate, to my beloved children, ANDREW J. JAGER, JANETTE D. LUND and JOHN K. D. JAGER, in equal shares by right of representation.

FIFTH: I hereby nominate and appoint my daughter, JANETTE D. LUND, residing in Mount Vernon, Washington, as executrix of this my Last Will and Testament, and further direct that she shall serve without bond. In the event JANETTE is unable or unwilling to serve as such executrix, I then nominate and appoint my son, ANDREW J. JAGER, residing in Puyallup, Washington, executor hereof, and further direct that he shall serve without bond. In the event neither of the two (2) first named are able or willing to serve, I then



nominate and appoint my son, JOHN K. D. JAGER, residing in Lake Stevens, Washington, as executor hereof and further direct that he shall serve without bond.

SIXTH: My executrix or executor, whichever may serve under this Will, shall have full power to deal in any lawful way with the property of my estate without notice, approval or confirmation of any kind, at the time, for the consideration, and on the terms and conditions as she or he shall deem advisable, whether or not the exercise of the power is necessary for the purpose of paying debts of the estate, costs of administration, or making distribution of the estate. This power shall include, by way of illustration and not of limitation, the power to grant, bargain, sell, convey, deed, mortgage, encumber and liquidate any assets of my estate, real, personal or mixed; to advance funds and borrow money, to select any part of my estate in satisfaction of any distribution under this Will, and to distribute my estate in kind, in money or both, as to her or him may seem wise and proper in carrying out the provisions of this my Last Will and Testament, and to do such acts without the necessity of applying to the court for an order so to do or for a confirmation thereof. In making distributions hereunder, my executrix or executor may allocate particular assets or portions thereof or undivided interests therein to any one or more of the beneficiaries hereunder without regard to the income tax basis of specific property allocated to any beneficiary or any pro-rata scheme of distribution, and may further, in her or his sole discretion, exercise all elections with respect to allowable deductions on my estate or any necessary income tax returns, all without reimbursement either from or to my estate or any beneficiary or beneficiaries hereunder for tax payable in respect of said elections. I further direct that my estate shall be settled in the manner herein provided without the intervention



of any court, all in compliance with the laws of the State of Washington, relating to nonintervention Wills.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of April, 1998.

Betty Jo Van Slageren (SEAL)

STATE OF WASHINGTON)

: ss

COUNTY OF SKAGIT)

The undersigned witnesses, after being sworn on oath, each states:

1. I am at least 18 years of age and am a competent witness.
2. Each of the affiants hereto and the Notary Public taking this Affidavit are known to me to be at least 18 years of age and competent witnesses herein.
3. On this day the testatrix of the foregoing Will is known to me to be, and appears to be:
 - (a) At least 18 years of age;
 - (b) Aware of the nature and extent of her property;
 - (c) Aware of the natural objects of her bounty;
 - (d) Competent to make a plan for testamentary disposition of her property;
 - (e) Aware that she is by this action making a Last Will and Testament;
 - (f) Of sound and disposing mind and memory; and
 - (g) Not acting under duress, menace, fraud, undue influence or misrepresentation of any nature whatsoever.
4. The foregoing instrument, consisting of five pages, including this Affidavit, was on the date hereof signed and published by **BETTY JO VAN SLAGEREN**, and declared by her to be her Last Will and Testament. She did further request at the time of executing the said instrument that we act as witnesses hereto, and that we execute this Affidavit. The

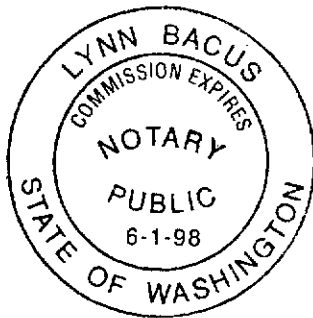


foregoing signature, declaration and request of testatrix were made in our presence, and in the presence of the undersigned Notary Public, all of whom signed in testatrix's presence, and in the presence of each other, and we signed our names to this Affidavit on this 2nd day of April, 1998.

Lynn Schonfeldt residing at Scho Valley, Washington

Robert J. Hooper residing at Mount Vernon, Washington

April **SUBSCRIBED AND SWORN** to before me this 2nd day of _____, 1998.



Lynn Bacus (Print Name)
Notary Public in and for the State of Washington,
residing at Scho Valley,
and as a witness.

CERTIFICATE

I, the undersigned Judge/Court Commissioner of the Superior Court, do hereby certify that the foregoing is the evidence of the witnesses given in affidavit form at the hearing on this matter.

DATED this _____ day of _____, _____.

Judge/Court Commissioner

