

Filed for Record at the Request of:

Aaron M. Rasmussen
Attorney at Law
1101 Eighth Street, Suite A
Anacortes, WA 98221



200506300100
Skagit County Auditor

6/30/2005 Page 1 of 4 9:39AM

DOCUMENT TITLE: Community Property Affidavit

GRANTOR: Patrick T. Curley

GRANTEE: Public

ABBREV. LEGAL DESCRIPTION: SKYLINE NO 2 LOT 10

ASSESSOR'S TAX/PARCEL ID NO.: 3818-000-010-0004 / P59055

COMMUNITY PROPERTY AFFIDAVIT

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

PATRICK T. CURLEY, being first duly sworn, upon oath deposes and says:

1. I am the lawful surviving spouse of MILDRED M. CURLEY ("Decedent"), who died February 28, 2005 at Anacortes, Washington, at which time both of us were residents of Anacortes, Skagit County, Washington.
2. On August 2, 1995, Decedent and I, while married, executed an agreement entitled "Agreement as to Status of Community Property after Death of One of the Spouses" ("the Agreement"), which is attached hereto. The Agreement provides that all property owned at the time of the Agreement or thereafter acquired by either or both spouses is community property, and that such property vests in the survivor immediately upon the death of either spouse. We were legally competent at the time of the Agreement and have executed no subsequent Wills or other instruments that would have the effect of abrogating or nullifying the Agreement.
3. At the time of and as a result of the Agreement, and at all subsequent times, all real and personal property in which Decedent or I had any interest was community property.

4. Among the items that Decedent and I held as community property at the time of Decedent's death was the following described real estate, situated in the County of Skagit, State of Washington:

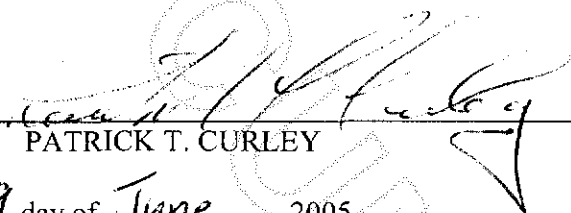
Lot 10, SKYLINE NO. 2, according to the plat thereof recorded in Volume 9 of Plats, page 59, records of Skagit County, Washington.

TOGETHER WITH one family membership in the Skyline Beach Club, Inc.

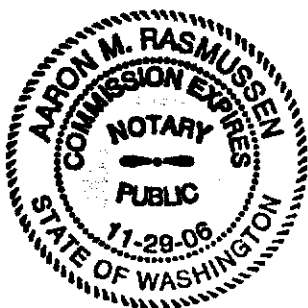
SUBJECT TO easements, restrictions, and reservations of record.

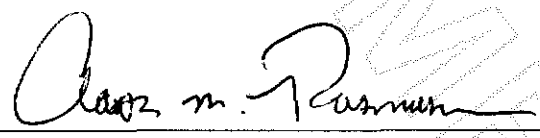
5. All expenses of Decedent's last illness, funeral, and costs of administration have been paid, and there are no unpaid creditors of Decedent or of the former marital community. Decedent's estate was not subject to state or federal transfer taxes, because its fair market value as of the date of Decedent's death was below the applicable exemption thresholds in effect at that time.
6. Decedent executed a Will on August 2, 1995, which has been or will be filed at the Skagit County Superior Court Clerk's office. The will designates me as the beneficiary of 100% of Decedent's estate. No proceedings have occurred, nor are any proceedings contemplated, to probate decedent's estate. I am aware of no objection or proceeding relating to the estate of the decedent.
7. This affidavit is made to induce any and all title insurance companies to issue policies of title insurance on real property passing to me as the surviving spouse of Decedent, whether acquired as community property or converted to community property by operation of the Agreement, in reliance upon the representations herein set forth.

DATED this 28 day of JUNE, 2005.


PATRICK T. CURLEY

SUBSCRIBED and SWORN TO before me this 29 day of June, 2005.




NOTARY PUBLIC in and for the State of
Washington, residing at ANACORTES.
My appointment expires 11/29/06.



AGREEMENT AS TO STATUS OF COMMUNITY PROPERTY
After Death of One of the Spouses

KNOW ALL MEN BY THESE PRESENTS:

~~August~~ That this agreement, made and entered into this 2nd day of ~~May~~, 1995, by and between **PATRICK T. CURLEY** and **MILDRED M. CURLEY**, husband and wife, of 5606 Kingsway, 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 or quasi community property of that party, said party hereby 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 **PATRICK T. CURLEY** while **MILDRED M. CURLEY** 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 **MILDRED M. CURLEY** in fee simple; and in the event of the death of **MILDRED M. CURLEY** while **PATRICK T. CURLEY** 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 **PATRICK T. CURLEY** in fee simple; and each party conveys and quit claims to the surviving party all of said community and all other property which were it not for this agreement might be the separate estate or quasi community property of the conveying party, in compliance herewith.

IN WITNESS WHEREOF, the said **PATRICK T. CURLEY** and **MILDRED M. CURLEY** have hereunto set their hands and seals the day and date first above written.

Signed, Sealed and Delivered
in the presence of

John Lane) *Mildred M. Curley* (SEAL)
Charlotte D. Curley) *Patrick T. Curley*



200506300100

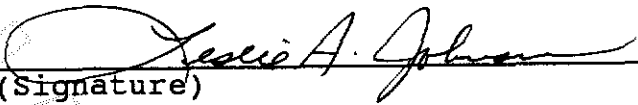
Skagit County Auditor

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

August

THIS IS TO CERTIFY that on this 2ND day of ~~May~~, 1995, before me, LESLIE A. JOHNSON, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came PATRICK T. CURLEY and MILDRED M. CURLEY, husband and wife, to me known to be the individuals described in and who executed the within 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 certificate first above written.


(Signature)

Leslie A. Johnson
(Print Name)

NOTARY PUBLIC in and for the State of
Washington, residing at Anacortes
My appointment expires: 11/19/96

[A:\CURLEY.CPA]



200506300100
Skagit County Auditor