

#1

**AFTER FILING RETURN TO:**

**After recording return to:  
Ted S. Dahlstrom  
1817 9<sup>th</sup> Street  
Anacortes, WA 98221**



200605160137  
Skagit County Auditor

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Document Titles:

- 1. Lack of Probate Affidavit
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_

Reference Numbers of Documents:

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_

Grantors:

- 1. Adeline H. Dahlstrom
- 2. \_\_\_\_\_

Grantees:

- 1. Ted S. Dahlstrom
- 2. \_\_\_\_\_

Legal Descriptions:

**Legal: Lots 7-10, Block 166, City of Anacortes, Skagit County, Washington**  
**Parcels: P56051, 3772-166-010-0007**

UNOFFICIAL DOCUMENT

After recording return to:  
Ted S. Dahlstrom  
1817 9<sup>th</sup> Street  
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Legal: Lots 7-10, Block 166, City of Anacortes, Skagit County, Washington  
Parcels: P56051, 3772-166-010-0007

## LACK OF PROBATE AFFIDAVIT

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

**TED S. DAHLSTROM**, being first duly sworn, deposes and says:

**FIRST**, that this Affidavit is for the purpose of supplying information pertaining to the Estate of **ADELINE H. DAHLSTROM** deceased, and it is intended that the statements set forth herein (and hereto attached, if applicable), shall be considered representations of fact which may be relied upon by all persons dealing with the following described real property situate in the County of Skagit, State of Washington:

Lots 7, 8, 9, and 10, Block 166, "City of Anacortes", according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in Volume 2 of Plats, page 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**SECOND**, that said Decedent died on the 14<sup>th</sup> day of April, 2003, in Skagit County, Washington State.



**THIRD**, that said Decedent executed a Will which is attached hereto.

**FOURTH**, that the Estate of said Decedent at the date of death was of the approximate value of \$345,000, including a community property interest in the real property above-described, which had an approximate total market value of \$390,000.

**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 and for funeral services have been paid.

**SIXTH**, that the following lists comprises all of the heirs at law by whom said Decedent was survived:

**TED S. DAHLSTROM, surviving spouse, age 90**

**SIGNED** this 15 day of May, 2006.

*Ted S. Dahlstrom*  
\_\_\_\_\_

**TED S. DAHLSTROM**

STATE OF WASHINGTON )  
 )ss  
County of Skagit )

On this day before personally appeared me **TED S. DAHLSTROM**, to me known to be the principal described in and who executed the foregoing document, and acknowledged to me that said principal signed and sealed the same as said principal's free and voluntary act and deed, for the uses and purposes therein mentioned.

Subscribed and sworn to before me this 15<sup>\*</sup> day of May, 2006.



*Terrance M. Froese*  
\_\_\_\_\_  
Terrance M. Froese

NOTARY PUBLIC in and for the  
State of Washington, residing at Anacortes.  
My Commission expires: 7-19-09



# Last Will and Testament of

ADELINE H. DAHLSTROM

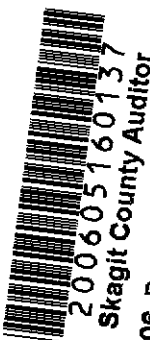
I, ADELINE H. DAHLSTROM, of Anacortes, Skagit County, Washington, of the age of fifty-six years, being of sound and disposing mind and memory and not acting under any duress, fraud or undue influence, do make, publish and declare this my Last Will and Testament, in the manner following, that is to say:

FIRST: I direct that my executor hereinafter named, as soon after my death as is practicable, shall pay all just debts for which proper claims are filed against my estate and the expenses of my last illness and funeral; provided, however, that this direction shall not authorize any creditor to require payment of any debt or obligation prior to its normal maturity in due course, or prohibit my executor from exercising any legal defense to any such claim.

SECOND: I declare that I have two and only two children, namely, Dennis Dahlstrom, of Anacortes, Washington, and Karen Carabba, who is Mrs. Tony Carabba, of Alameda, California; and I make no devise or bequest in this Will to either of my said children, other than as hereinafter set forth.

THIRD: All the rest, residue and remainder of my estate remaining after payment of the just debts and expenses set forth in paragraph designated FIRST above, I hereby give, devise and bequeath unto my beloved husband, Ted S. Dahlstrom, of my above address.

FOURTH: I hereby nominate and appoint my husband, Ted S. Dahlstrom, executor of this my Last Will and Testament, to act without the necessity of furnishing bond. If my husband predeceases me, or for any reason is unable or unwilling to act as



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executor of this Will, or if, having once qualified as executor he is unable to continue in said capacity, then I nominate and appoint my son, Dennis Dahlstrom, executor of this Will, to serve without bond.

FIFTH: Having in mind the uncertainties of life and the possibility that my husband, Ted S. Dahlstrom, might pre-decease me, or that my husband and I might die at the same time or approximately the same time, so that he is unable to take under this Will or enjoy the benefits thereof, then in such event I give, devise and bequeath the rest, residue and remainder of my estate unto my children above named, to-wit, Dennis Dahlstrom and Karen Carabba, share and share alike.

SIXTH: It is my will and I hereby direct that my executor or alternate executor have unrestricted non-intervention powers in connection with his management and settlement of my estate, with full power and authority to mortgage, lease, sell, convey, transfer and dispose of any and all property belonging to my estate, real, personal and mixed, with full power to determine property values and sales prices, at such time or times as my said executor may deem to be to the best interests of my estate; to execute and deliver all necessary instruments in connection therewith; to give receipts, releases and acquittances for payments made to my said estate; to satisfy mortgages, to compromise and adjust any liability or claim of whatever kind made against my estate upon such terms and in such manner as said executor may deem advisable; to do every act and thing necessary to be done in making settlement of my estate which my said executor may deem advisable and proper; and to do all such acts and things without being required to apply to any court for an order so to do or for confirmation thereof, without liability for error in judgment.

SEVENTH: I hereby revoke all former Wills by me made.



IN TESTIMONY WHEREOF, I have hereunto set my hand and seal  
this 5<sup>th</sup> day of ~~January~~<sup>February</sup>, 1975.

Adeline H. Dahlstrom (SEAL)

The foregoing instrument, consisting of this and two other  
typewritten pages, was on this 5<sup>th</sup> day of ~~January~~<sup>February</sup>, 1975,  
signed, sealed, published and declared by the said ADELINE  
H. DAHLSTROM as and for her Last Will and Testament, in the  
presence of us, who at her request and in her presence and in the  
presence of each other, have subscribed our names as witnesses  
thereto.

Barbara B. Wells  
Residing at Anacortes, Washington

W. U. Wells  
Residing at Anacortes, Washington



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