



200712100181

Skagit County Auditor

12/10/2007 Page

1 of

4 1:15PM

Return Address:
US Recordings
2925 Country Drive
St. Paul, MN 55117

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in) **LACK OF PROBATE AFFIDAVIT**

42015321

Reference Number(s) of related Documents:

Additional reference #'s on page _____ of document

Grantor(s) (Last name, first name, initials)

LUDIVINA IBARRA
RUBEN IBARRA

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

LUDIVINA IBARRA

Additional names on page _____ of document.

Trustee N/A

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

LOT 12, "PLAT OF BELL MARK I", AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 75.

Additional legal is on page 4 of document

Assessor's Property Tax Parcel/Account Number
assigned 4350000120006

Assessor Tax # not yet

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

LACK OF PROBATE AFFIDAVIT
(Community Property)

STATE OF Ca.)
)
COUNTY OF Alameda)

SS

Order No.: _____

County: _____

Ludivina Ibarra, being first duly sworn, on oath deposes and says:

That affiant is the surviving spouse of Rueben Ibarra who died at _____, on the 28 day of August, 2006 in Skagit County, State of Washington. ~~(A copy of the death certificate is attached hereto.)~~

That among items of community property was real estate described as follows:

See legal description attached

[CHECK THE FOLLOWING ITEMS WHICH APPLY:]

That affiant and the deceased acquired said property as community property under deed dated 12/12 1995 and recorded under Skagit County Recording No. 9512150102.

OR

That affiant and the deceased provided for the conversion of separate property to community property by deed dated _____, 19__ and recorded under _____ County Recording No. _____;

OR

That affiant and the deceased provided for the conversion of separate property to community property and for the disposition of all community property by Community Property Agreement (a copy of which is attached hereto), dated _____, 1995 and recorded under _____ County Recording No. _____.

That there are no unpaid creditors (including claims of the State of Washington for assistance pursuant to the provisions of RCW 43.20B.080) of said decedent or of the former marital community nor unpaid funeral expense, or expenses, of last illness, except as follows:

LACK OF PROBATE AFFIDAVIT (COMMUNITY PROPERTY) (5/00)

PAGE 1 OF 2

UP-59706546 SE
Requested by and
Return to:
Fidelity National Title Group
4240 International Parkway Ste. 180
Carrollton, TX 75007
(972) 307-2500



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[CHECK THE FOLLOWING ITEMS WHICH APPLY:]

- That the decedent left a Will, a copy of which is attached hereto.
- That the decedent left no Will.
- That the decedent's estate is not being probated.
- That the decedent's estate is subject to probate proceedings in _____
County, State of _____ under No. _____.
- That the value of the decedent's estate as of the date of death, including all real and personal property, was approximately \$ _____ including the value of all separate property of said decedent of approximately \$ _____, and including the value of the decedent's community estate of approximately \$ _____.

This affidavit is made to induce Fidelity National TITLE INSURANCE COMPANY (the Company) to issue its policy or policies of title insurance on the real property, covered by the Company's order number set forth above, passing to the surviving spouse because it was community property or passing to the surviving spouse because it was separate property of the deceased which was converted to community property by said community property survivorship agreement or deed identified herein, all in reliance upon the representations set forth herein.

DATED: November 28, ~~19~~ 2006

Ludivina Ibarra By Ludivina Estrada
(Affiant's full name) her Attorney in fact
2419 Carpenter
(Full address and telephone number)

Mount Vernon wa 98273

Sarah K Eads By Sarah K Eads her
Attorney in fact
SUBSCRIBED and SWORN TO before me this 28 day of Nov, 19 2006

Sarah K Eads
Notary Public in and for the State of CA

Washington, residing at 6210 Stoneridge Mall Rd. Pleasanton, CA 94588



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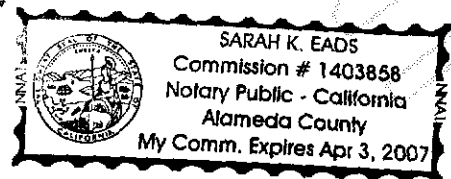


Exhibit A

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT STATE OF WASHINGTON:

LOT 12, "PLAT OF BELL MARK I", AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 75 RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Commonly known as 2419 Carpenter Street Mount Vernon, WA 98274
However, by showing this address no additional coverage is provided.



U42015321-03FJ04

AFFIDAVIT
LOAN# 0044608184
US Recordings



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