When Recorded Return to:



Elliott W Johnson Inc PS 711 S. First St Mount Vernon, WA 98273

Lack of Probate Affidavit

Grantor(s):

Helen A. Vaux

Grantee(s):

The Public

Legal Description (abbreviated):

1996 Dartmouth Manufactured Home

Serial #115497

Little Mtn Est Mobile Home Pk, Space 104

Skagit County, WA

Assessor's Tax Parcel Number:

340428-2-004-0104 (P104820)

Reference:

In the Matter of the Estate of

John H. Vaux,

Lack of Probate Affidavit

Deceased.

State of Washington)

) ss.

County of Skagit

Helen A. Vaux, being first duly sworn, deposes and says:

Lack of Probate Affidavit:

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Elliott W. Johnson Inc. P.S. 711 South First Street Mount Vernon, WA 98273 (360) 336-6502 Fax 336-5616 Email Elliott@EWJLaw.com

- 1. I am the surviving spouse of **John H. Vaux** who died at a resident of Skagit County, Washington at Mount Vernon, Washington, on July 26, 2006, having provided for the disposition of all community property between myself and my deceased spouse under Community Property Agreement dated June 27, 1980. A true and correct copy of this Community Property Agreement is attached hereto and incorporated herein. Attached also is a true and correct copy of the death certificate that was issued herein. This Community Property Agreement was validly executed and in full force and effect at the death of the decedent.
- 2. The decedent executed no wills, agreements to convey, conveyances, mortgages, deeds of trust, lien agreements or other instruments for the purpose of conveying or encumbering the assets listed below, any portion thereof, or any interest therein other than the instruments which have been duly recorded in the office of the Auditor of the location of the asset, except the above Community Property Agreement.
- 3. There are no unpaid creditors of said decedent or of the former marital community nor unpaid funeral expenses or expenses of last illness. The estate is fully solvent.
- 4. The decedent left surviving, in addition to the undersigned, the following children: Kirk J. Vaux, of legal age.
- 5. The decedent did not receive any medical assistance paid for or provided by the Washington State Department of Social and Health Services (DSHS) including nursing facility services, home or community-based services, hospital, prescription drugs or any other services.
- 6. There was no separate property.
- 7. Among other items of personal and community property was the following:

1996 Dartmouth Manufactured Home, 60x28, Serial #115497, Little Mountain Estates Mobile Home Park, Space #104, Mount Vernon, Skagit County, WA Skagit County Assessor No. 340428-2-004-0104 (P104820)

All checking, savings and investment accounts

All motor vehicles

All household furniture, furnishings, jewelry, clothing and other items of personal property

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Elliott W. Johnson Inc. P.S. 711 South First Street Mount Vernon, WA 98273

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8. This affidavit is made to induce Title Companies to issue their policies of title insurance on real property passing to the surviving spouse by virtue of said community property survivorship agreement in reliance upon the representations herein set forth.

Thelen a, Vaux

SUBSCRIBED AND SWORN to before me on August <u>13</u>, 2008 by Helen A. Vaux.

PUBLIC OF WASHINGTON

Notary Public

My appointment expires:

2-1-2009

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Lack of Probate Affidavit:

COMMUNITY PROPERTY AGREEMENT

This Agreement, made and entered into this _____ day of June, 1980, by and between JOHN HARVEY VAUX and HELEN ARLENE VAUX, husband and wife, of 221 Claremont Pl., Mount Vernon, Washington, pursuant to the provisions of Section 26.16.120, Revised Code of Washington, providing for agreements between husband and wife for the fixing of the status and disposition of community property to take effect upon the death of either, WITNESSETH:

That in consideration of the love and affection that each of said parties has for the other, and in consideration of the mutual benefits to be derived by the parties hereto, it is hereby agreed, covenanted and promised as follows:

FIRST: That all property of whatsoever nature or description, whether real, personal, or mixed and wheresoever situated, now owned or hereafter acquired by them, or either of them, shall be considered and is hereby declared to be community property.

SECOND: That upon the death of either of the parties hereto title to all community property as defined in the preceding paragraph shall immediately vest in fee simple in the survivor of them.

IN WITNESS WHEREOF, the said JOHN HARVEY VAUX and HELEN, ARLENE VAUX have hereunto set their hands and seals this and day of June, 1980.

John Harvey Vaux

Helen Arlene Vaux

STATE OF WASHINGTON)

SS.

County of Skagit

This certifies that on this 27 day of June, 1980, personally appeared before me JOHN HARVEY VAUX and HELEN ARLENE VAUX, husband and wife, to me known to be the individuals who executed the foregoing instrument, and acknowledged 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.

Notary Public in and for the State of Washington, residing at Mount vernor



STATE OF WASHINGTON. DEPARAMENT DEMICALDH

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194		☐ Homicide		egnant within par		Not pregnant, but				t	id tobacco use contribute o death?
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