

Filed for Record at the Request of:

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



200809160032

Skagit County Auditor

9/16/2008 Page

1 of

3 10:01AM

DOCUMENT TITLE: COMMUNITY PROPERTY AFFIDAVIT

GRANTOR: RONA LOUISE DAVIS; DICK ARLEN DAVIS, Deceased

GRANTEE: PUBLIC

ABBREV. LEGAL DESCRIPTION: DEWEY BEACH ADD 4 LOT 4

ASSESSOR'S TAX/PARCEL ID NO.: 3904-000-004-0007 / P65066

COMMUNITY PROPERTY AFFIDAVIT

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT) ss.

RONA LOUISE DAVIS, being first duly sworn upon oath, deposes and says:

1. I am the surviving spouse of DICK ARLEN DAVIS ("Decedent"), who died August 21, 2008 at Anacortes, Washington. At that time, Decedent and I were residents of Anacortes, Skagit County, Washington.
2. On January 30, 2003, Decedent and I, while married, executed an agreement entitled "Community Property Agreement" ("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 fee simple 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, whether titled in Decedent's name, my name, or both of our names, 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 4, "DEWEY BEACH ADDITION NO. 4", according to the plat thereof recorded in Volume 7 of Plats, pages 50 and 50A, records of Skagit County, Washington.

Subject to Paragraphs A thru D of Schedule B-1 of First American Title Company's preliminary commitment NO. A44275.

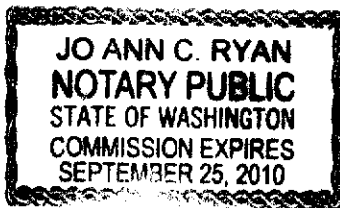
5. All expenses of Decedent's last illness, funeral, and costs of administration were paid, and I am aware of no unpaid creditors of Decedent or of our former marital community.
6. No proceedings have occurred, nor are any proceedings contemplated, to probate Decedent's estate. I am aware of no objection or proceeding relating to the estate of the Decedent.

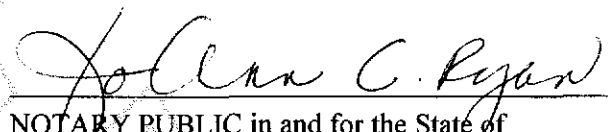
7. Decedent left a Will, which is on file at the Skagit County Superior Court Clerk's office under file number 08-4-00276-4. The will designates me as the primary beneficiary of 100% of Decedent's estate. No proceedings have occurred, nor are any proceedings contemplated, to probate decedent's estate. I am aware of no objection or proceeding relating to the estate of the Decedent.
8. Decedent's estate is not subject to state or federal transfer taxes, because it is passing in its entirety to a surviving spouse who is a U.S. citizen, and therefore fully covered by the unlimited marital deduction against transfer taxes.
9. This affidavit is made in part to induce any and all title insurance companies to issue policies of title insurance on real property passing to me as the surviving spouse, 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 15th day of September, 2008.


RONA LOUISE DAVIS

SUBSCRIBED and SWORN (of affirmed) to before me this 15 day of September, 2008.




NOTARY PUBLIC in and for the State of
Washington, residing at ANALORTES
My appointment expires 9-25-10



COMMUNITY PROPERTY AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of January, 2003,
by and between DICK ARLEN DAVIS and RONA LOUISE DAVIS, husband and wife,
of Skagit County, Washington, WITNESSETH:

That in consideration of the love and affection that each of the 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:

I.

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.

II.

That upon the death of either of the aforementioned parties, title to all community property as herein defined shall immediately vest in fee simple in the survivor of them.

IN WITNESSETH whereof, the said DICK ARLEN DAVIS and RONA LOUISE DAVIS have hereunto set their hands and seals this 30th day of January, 2003.

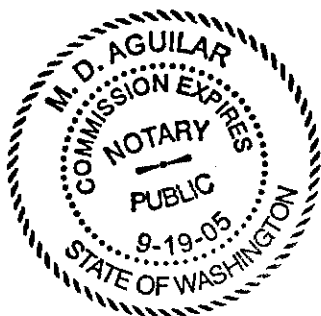
Dick Arlen Davis
DICK ARLEN DAVIS

Rona Louise Davis
RONA LOUISE DAVIS

STATE OF WASHINGTON)
COUNTY OF SKAGIT) :ss

This certifies that on the 30th day of January, 2003, personally appeared before me DICK ARLEN DAVIS and RONA LOUISE DAVIS, 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 first above written in this certificate.



M.D. Aguilar
(print name) M.D. Aguilar
NOTARY PUBLIC in and for the
State of Washington.
My commission expires: 9-19-05



200809160032
Skagit County Auditor

ORIGINAL^s