

COVER SHEET

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Fairhaven Legal Associates, P.S.
P.O. Box 526
Burlington, Washington 98233

DOCUMENT TITLE(S)

Affidavit Re: Community Property Agreement

REFERENCE NUMBER(S)

GRANTOR(S)

1) Jennifer L. Russell

GRANTEE(S)

1) The Public

LEGAL DESCRIPTION

E 1/2, E 1/2, SW 1/4, NW 1/4, Sec 23, TWP 35 N, R 4 E, W.M.;

and

W 65 Ft, E 165 Ft, E 1/2, E 1/2 SW 1/4, NW 1/4, Sec 23, TWP 35 N, R 4 E, W.M.

(Additional Legal Descriptions in Exhibits A and B)

ASSESSORS PARCEL / TAX ID NUMBER:

P37272, 350423-2-005-0009; P37275, 350423-2-006-0016



201010150084

Skagit County Auditor

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AFFIDAVIT RE: COMMUNITY PROPERTY AGREEMENT

) STATE OF WASHINGTON
)
) ss.
) COUNTY OF SKAGIT
)

Jennifer L. Russell, being first duly sworn, deposes and says:

That affiant is the surviving spouse of Michael H. Russell, who died at Sedro Woolley, Washington on July 15, 2010; having provided for the disposition of all community property as between affiant and said deceased spouse under a Community Property Agreement dated July 18, 2001 and duly recorded in the Office of the County Auditor at Skagit County, Washington, on October 15, 2010 as No. 201010150083 and also for the estate of Michael H. Russell, deceased, one of the parties to said Agreement.

That there are no unpaid creditors of said decedent or of the former marital community nor unpaid funeral expenses or expenses of last illness.

That the value of the community estate as of the date of death, including all real and

personal property, exceeded the amount of all creditors' claims and expenses incurred by the former marital community, and that there was no separate property of the decedent.

That all taxes, both inheritance and federal estate, have been paid and releases filed with the Clerk of Skagit County.

That under the terms of said Community Property Agreement, upon the death of either of

the parties to the marital community, title to all community real estate should immediately vest in

fee simple in the survivor. Among other items of community property was the following described

real estate:

(See attached legal descriptions.)

That the approximate value of the aforesaid real estate as of the date of death of said

decedent was approximately \$347,900.00.



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Skagit County Auditor

This affidavit is made to induce a title insurance company to issue its policy of title

insurance on the aforesaid real estate passing to the surviving spouse by virtue of said Community

Property Agreement in reliance upon the representations herein set forth.

Jennifer L. Russell

Jennifer L. Russell

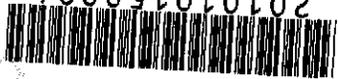
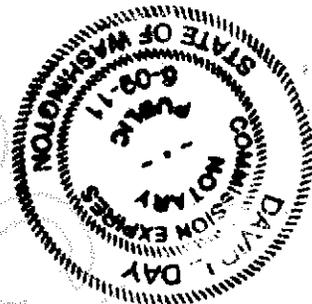
Subscribed and sworn to before me this 15th day of October, 2010.

Jennifer L. Russell

Notary Public in and for Washington,

Residing at *Spokane, WA*, WA

My commission expires *6-9-11*



201010150084
Skagit County Auditor

UNOFFICIAL DOCUMENT

Skagit County Auditor

201010150084



UNOFFICIAL DOCUMENT

The East 1/2 of the East 1/2 of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 35 North, Range 4 East, W.M.; EXCEPT that portion lying within the boundaries of the West 65 feet of the East 165 feet of the East 1/2 of the East 1/2 of said Southwest 1/4 of the Northwest 1/4. ALSO EXCEPT all roads and right of way therefor.

Situate in the County of Skagit, State of Washington.

EXHIBIT A

The West 65 feet of the East 165 feet of the East 1/2 of the East 1/2 of
Southwest 1/4 of the Northwest 1/4 of Section 23, Township 35 North,
Range 4 East, W.M., EXCEPT public highway right of way running along
the South line thereof, AND ALSO EXCEPT that portion, if any, lying within
the boundaries of that certain 50 foot wide strip of land conveyed to the
Puget Sound Baker River Railroad by Deed dated October 5, 1906, recorded
July 30, 1907, under Auditor's File No. 63327, in Volume 62 of Deeds,
page 575, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT B



201010150084
Skagit County Auditor