



201105120092

Skagit County Auditor

AFFIDAVIT IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT

Grantor(s): **WATSON, EDWARD E. III, now deceased**
 Grantee(s): **WATSON, KATHRYN M., surviving spouse**

Abbreviated Legal: Ptn Gvt Lot 3 and Ptn NE ¼ of SE ¼, 29-345-10 EWM

Additional legal: Exhibit A

Tax Account Nos: 351029-0-017-0005; P103088
 351029-4-001-0005; P45647

Reference #'s: 201105060074

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

KATHRYN M. WATSON, being first duly sworn, on oath, deposes and says:

1. This Affidavit provides information for the record regarding that certain Community Property Agreement dated January 13, 2010, and executed by **EDWARD E. WATSON III** and **KATHRYN M. WATSON**, husband and wife (the "Agreement"). The Agreement was recorded in the Office of the County Auditor in Skagit County, Washington, on May 6, 2011, under File No. 201105060074. The statements set forth in this Affidavit are representations of fact that may be relied upon by all parties dealing with any property, whether real or personal, belonging to the above-named parties, including but not limited to that certain real estate located in Skagit County, Washington, and more fully described on Exhibit "A" attached and made a part hereof.

AFFIDAVIT IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT

2. **EDWARD E. WATSON III** (the "Decedent") was one of the parties to the Agreement and died on April 3, 2011, in Sedro-Woolley, Skagit County, Washington.

3. The parties to the Agreement were legally competent at the time of the Agreement and executed no subsequent Wills or agreements that would have the effect of abrogating or nullifying the Agreement. The Agreement was validly executed and in full force and effect at the time of the Decedent's death.

4. The value of Decedent's estate as of the date of death, including all real and personal property, exceeded his liabilities, and his estate consisted only of community property.

5. The Decedent left no separate property whatsoever.

6. All obligations of the community composed of the Decedent and the affiant owing at the date of the Decedent's death have been paid or will be paid in full, and all expenses of last illness and for funeral and burial services of the Decedent have been paid.

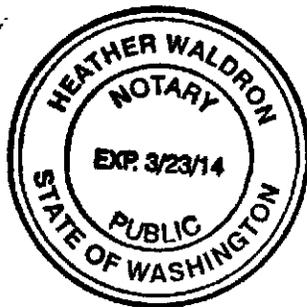
7. The gross value of the assets in the gross taxable estate of the Decedent was not sufficient to require a federal or state estate tax return or create any other tax liabilities.

8. The only person who would qualify under law as heir to Decedent's estate was his surviving spouse.

DATED May, 4, 2011.

Kathryn M. Watson
KATHRYN M. WATSON

SIGNED AND SWORN to before me this 4 day of May, 2011.



Heather Waldron
Notary Public

(Type or Print Name of Notary)
My Appointment Expires: 3-23-2014

AFFIDAVIT IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT

- 2 -

NA\HOME\BRIANL - Z\WATSON, EDWARD E & KATHRYN M\NO-PROBATE ESTATE OF EDWARD\AFF IN SUPPORT OF CPA 042111.DOC



201105120092
Skagit County Auditor

**EXHIBIT A
(Legal Descriptions)**

Parcel 351029-0-017-0005; P103088

That portion of Government Lot 3 and that portion of the Northeast 1/4 of the Southeast 1/4 Section 29, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the East 1/4 corner of said Section 29;
thence in Government Lot 3, North 49 degrees 49'26" West 326.00 feet;
thence along the centerline of Illabot Creek, as it existed March 1, 1973, North 15 degrees 38'21" West, 1,257.29 feet to the West boundary of Government Lot 3;
thence South 37 degrees 31'44" West, 449.18 feet along said West boundary to G.L.O. Angle Point No. 3;
thence South 23 degrees 41'44" West on the West boundary of said Government Lot 3, a distance of 116.03 feet;
thence South 89 degrees 30' East, 217.58 feet;
thence South 15 degrees 15' East, 567.6 feet;
thence South 27 degrees 00' East, 390.00 feet;
thence South 47 degrees 15' East, 496.8 feet (89.58 feet in Government Lot 3 and 407.22 feet in the Northeast 1/4 of the Southeast 1/4) to a point on the East section line of said Section 29 that is 2,407.00 feet North of the Southeast corner of said Section;
thence North 0 degrees 04'51" West, 275.75 feet along said Section line to the point of beginning.

Situate in the County of Skagit, State of Washington.



201105120092
Skagit County Auditor

5/12/2011 Page 3 of 4 2:32PM

AFFIDAVIT IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT

EXHIBIT "A"
(Legal Description - continued)

Parcel 351029-4-001-0005; P45647

The Northeast 1/4 of the Southeast 1/4 of Section 29, Township 35 North, Range 10 East, W.M., EXCEPT that portion thereof, if any, lying within the bed and shores of the Skagit River, ALSO EXCEPT that portion thereof lying Northerly of the following described line:

Beginning at a point on the East line of said subdivision which is 2407.0 feet North of the Southeast corner of said Section 29; thence North 47 degrees 15' West to a point of the North line of said subdivision, which point is the terminal point of this line. TOGETHER WITH non-exclusive easements for ingress and egress for road and utility purposes over and across the following described tracts:

The South 40 feet of the West 40 feet of the Northwest 1/4 of the Southwest 1/4 of Section 28, Township 35 North, Range 10 East, W.M.; the West 40 feet and the South 40 feet of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 28, Township 35 North, Range 10 East; the West 60 feet of the Southeast 1/4 of the Southwest 1/4 of Section 28, Township 35 North, Range 10 East, lying Southerly of the North line of the South 40 feet of the North 1/2 of said Southeast 1/4 of the Southwest 1/4; and that portion of the West 60 feet of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 35 North, Range 10 East, lying Northerly of the 50 foot wide right of way conveyed to Skagit County for the Martin Ranch Road by deed recorded February 24, 1940 as Auditor's File No. 322221 in Volume 180 of Deeds, page 68.

The Grantor retains non-exclusive easements for road and utility purposes in the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 35 North, Range 10 East, W.M., as follows: The South 40 feet thereof; and over the North 20 feet of the above described conveyance; and the Northeasterly 20 feet thereof.

All situate in Skagit County, State of Washington.

SUBJECT TO: Any easements, restrictions, zoning regulations and reservations of record.



201105120092
Skagit County Auditor

5/12/2011 Page 4 of 4 2:32PM

AFFIDAVIT IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT

- 4 -