



201107280124  
Skagit County Auditor

7/28/2011 Page 1 of 8 3:54PM

Filed for Record at Request of:  
James E. Britain  
Britain & Vis PLLC  
805 Dupont St. Ste. 1  
Bellingham, WA 98225

LAND TITLE OF SKAGIT COUNTY

139407-0A

**Document title:** Estoppel Affidavit

**Grantor:** Jimmy L. Jalbert and Cathy Leigh Jalbert, husband and wife

**Grantee:** Estate of Doris Burn

**Legal Description:** Lot 20, Shore Acres Add. to Guemes Island;

**Assessor's Parcel No:** 3999-000-020-0011/ P69155

---

**ESTOPPEL AFFIDAVIT  
REAL ESTATE CONTRACT FORFEITURE**

JIMMY L. JALBERT and CATHY LEIGH JALBERT, husband and wife, being first duly sworn, depose and say that:

We executed as Purchasers a Real Estate Contract with DORIS BURN, Deceased, as Seller, dated October 6, 2006 and recorded with the Skagit County Auditor on November 13, 2009 under Auditor's File No. 20091130133, with respect to the following-described real estate (the "Real Estate Contract") :

Lot 20, "SHORE ACRES ADDITION TO GUEMES ISLAND," as per plat recorded in Volume 7 of Plats, pages 90 and 91, records of Skagit County, Washington.

EXCEPT the South 150 feet thereof.

TOGETHER WITH an indeterminate interest to Lot 13 of said Plat of Shores Acres Addition to Guemes Island.

Situate in the County of Skagit, State of Washington (the "Property")

In addition, Doris Burn, deceased, executed and delivered to us as Grantees an unrecorded Quit Claim Deed, dated September 11, 2007, purporting to transfer the following-described real estate (the "9/11/07 Quit Claim Deed"), a copy of which is attached as Exhibit A:

The Easterly 80 feet, as measured along the Southerly line, of the following described property:

Lot 20, "SHORE ACRES ADDITION TO GUEMES ISLAND," as per plat recorded in Volume 7 of Plats, pages 90 and 91, records of Skagit County, Washington. EXCEPT the South 150 feet thereof.

Situate in the County of Skagit, State of Washington.

The Quit Claim Deed and Purchaser's Assignment of Real Estate Contract, that is executed on the same date as this Affidavit, is intended to be, and is an, absolute conveyance to the Estate of Doris Burn (the "Burn Estate") of all our right, title and interest as Purchasers in the Real Estate Contract and with respect to the property that was the subject of the 9/11/07 Quit Claim Deed. As Grantors, we intend to convey, through the Quit Claim Deed and Purchaser's Assignment of Real Estate Contract, all our right, title and interest absolutely in and to all of the above-described Property that was the subject of the Real Estate Contract and the 9/11/07 Quit Claim Deed. Possession of the above-described Property has been surrendered to the Grantee, the Burn Estate.

In executing and delivering this Quit Claim Deed and Purchaser's Assignment of Real Estate Contract, neither of us is acting under any misapprehension as to its effect, and we are acting freely and voluntarily and not under coercion or duress.

The consideration for my execution and delivery of the Quit Claim Deed and Purchaser's Assignment of Real Estate Contract is the full cancellation of all debts, obligations, costs and charges secured by the Real Estate Contract executed by JIMMY L. JALBERT and CATHY LEIGH JALBERT, husband and wife, as Purchasers. At the time of executing and delivering the Quit Claim Deed and Purchaser's Assignment of Real Estate Contract, we believed, and now believe, that the above consideration represents the fair value of the Property so deeded.

This affidavit is made for the protection and benefit of the Grantee, the Grantee's successors and assigns, and all other parties hereafter dealing with or who may acquire

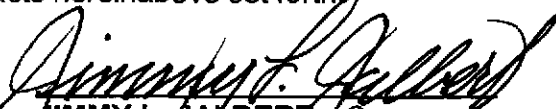
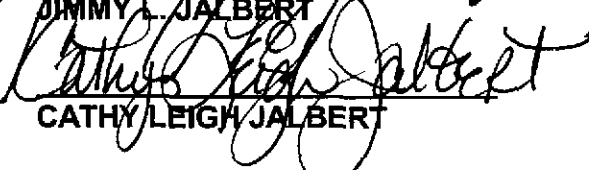


an interest in the Property, and particularly for the benefit of Land Title Company of Skagit County, which is about to, or may in the future, insure the title to the Property in reliance thereon, and any other title company which may hereafter insure the title to the Property.

Each of us will testify, declare, depose or certify under penalty of perjury before any competent officer, or person, in any case now pending or which may hereafter be instituted to the truth of the particular facts hereinabove set forth

Dated: 7/26/2011

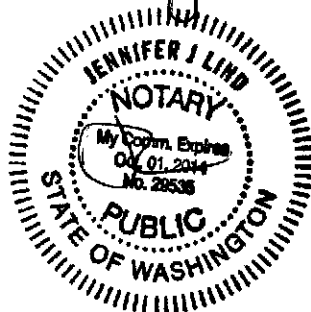
Dated: 7.26.11

  
JIMMY L. JALBERT  
  
CATHY LEIGH JALBERT

STATE OF WASHINGTON)  
SS.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **JIMMY L. JALBERT** and **CATHY LEIGH JALBERT**, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: July 26, 2011.



  
NOTARY PUBLIC  
My appointment expires: 10/01/2014



Parcel No.: 3999-000-020-0011/P69155  
Legal Desc.: Ptn Lot 20, Shore Acres Add. To Guemes Island

**QUIT CLAIM DEED**

THE GRANTOR, Doris Burn, as her separate property, for and in consideration of ONE DOLLAR AND NO OTHER CONSIDERATION, and for boundary line adjustment purposes, conveys and quit claims to Jimmy L. Jalbert and Cathy Leigh Jalbert, husband and wife, THE GRANTEEES, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

As attached hereto as Exhibit "A"

The above described property will be combined or aggregated with contiguous property owner by the Grantee, and more specifically described on Exhibit "B" attached hereto. This boundary adjustment is not for the purpose of creating an additional building lot.

DATED this 11<sup>th</sup> day of September, 2007.

Doris Burn  
Doris Burn



201107280124  
Skagit County Auditor

7/28/2011 Page 4 of 8 3:54PM

EXHIBIT A

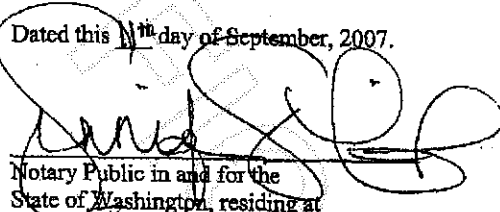
STATE OF WASHINGTON

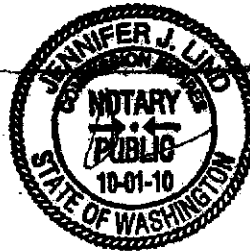
}  
}ss  
}

County of Skagit

I certify that I know or have satisfactory evidence that Doris Burn is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 11<sup>th</sup> day of September, 2007.

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



My appointment expires 10-01-2010



201107280124  
Skagit County Auditor

7/28/2011 Page

5 of

8 3:54PM

Exhibit "A"

The Easterly 80 feet, as measured along the Southerly line, of the following described property:

Lot 20, "SHORE ACRES ADDITION TO GUEMES ISLAND," as per plat recorded in Volume 7 of Plats, pages 90 and 91, records of Skagit County, Washington. EXCEPT the South 150 feet thereof.

Situate in the County of Skagit, State of Washington.



201107280124  
Skagit County Auditor

Exhibit "B"

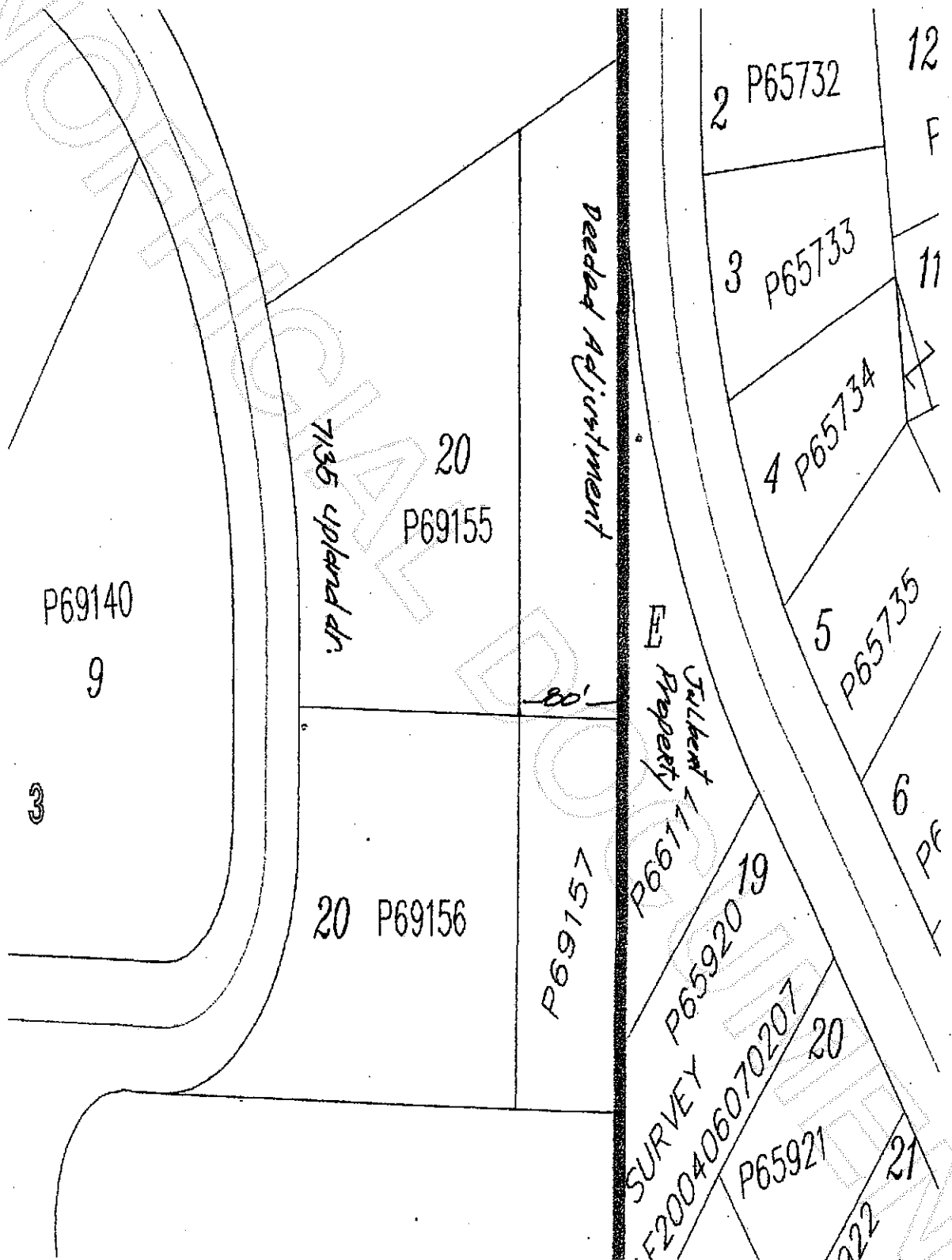
Tract E, Block 4, "HOLIDAY HIDEAWAY NO. 1," as per plat recorded in Volume 8 of Plats, pages 36 through 42, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



201107280124

Skagit County Auditor



201107280124

Skagit County Auditor