



201112070038

Skagit County Auditor

12/7/2011 Page 1 of 2 10:48AM

AFFIDAVIT RE: COMMUNITY PROPERTY AGREEMENT

LACK OF PROBATE OF THE ESTATE OF MAUREEN GILSON BRAEDEN

Grantor: Maureen Gilson Braeden
Grantee: The General Public
Abbreviated Legal: Lot 6, "ESTATES AT SUMMIT PARK DIVISION 1"
Tax Parcel No: P109907; 4685-000-006-0000

STATE OF WASHINGTON)
)ss
COUNTY OF SKAGIT)

CECIL HERBERT BRAEDEN, being first duly sworn on oath, deposes and says:

I am the surviving husband of MAUREEN GILSON BRAEDEN. MAUREEN GILSON BRAEDEN was born on April 22, 1933 in Sacramento, California, and died on August 15, 2011 in Skagit County, Washington. MAUREEN GILSON BRAEDEN was a legal resident of Skagit County, Washington at the time of her death.

CECIL HERBERT BRAEDEN and MAUREEN GILSON BRAEDEN entered into a Community Property Agreement on August 21, 2007 which has been recorded with the Skagit County Auditor. MAUREEN GILSON BRAEDEN also left a Last Will and Testament which has been filed with the Skagit County Superior Court. In MAUREEN GILSON BRAEDEN's Last and Will and Testament, her husband is named as her sole, surviving heir. The Last Will and Testament of MAUREEN GILSON BRAEDEN has not been probated as all of the property of MAUREEN GILSON BRAEDEN passed to CECIL HERBERT BRAEDEN, her surviving spouse, under the aforescribed recorded Community Property Agreement.

All of the debts of the decedent MAUREEN GILSON BRAEDEN, including but not limited to all expenses of the decedent's last illness and funeral and burial expenses, have been paid in full. There is no United States estate tax or Washington State inheritance tax due and owing as the estate of MAUREEN GILSON

BRAEDEN, due to its size, is exempt from filing for United States estate tax and/or Washington inheritance tax.

The approximate net value of the community estate as of the date of death, after subtracting all indebtedness, including all real and personal property was approximately \$500,000.00 or less. The approximate value of all separate property owned by the decedent at the time of death was \$0.00.

Among other items of community property was the following described real property situated in the County of Skagit, State of Washington, as follows:

Lot 6, of the "PLAT OF ESTATES AT SUMMIT PARK, DIVISION I", as per plat recorded in Volume 16 of Plats, Pages 145 and 146, records of Skagit County, Washington; EXCEPT that portion of said Lot 6 described as follows:

Commencing at the Northeast corner of said Lot 6, said point being also the Northwest corner of Lot 1, "PLAT OF ESTATES AT SUMMIT PARK DIVISION II", as per plat recorded in Volume 16 of Plats, Pages 162 and 163, records of Skagit County, Washington; thence Southerly along the common line between said Lots 1 and 6 on the following bearings and distances:

South 0°19'51" East, a distance of 90.61 feet to the true point of beginning of this property description; thence continuing South 0°19'51" East, a distance of 118.05 feet; thence South 23°31'50" West, a distance of 136.30 feet to a point on said common lot line which bears South 12°28'06" West, a distance of 248.88 feet from the true point of beginning; thence North 12°28'06" East, departing from said common lot line, a distance of 248.88 feet to the true point of beginning.

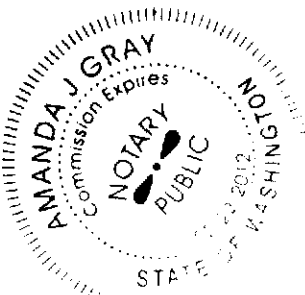
Assessor's Tax Parcel Number: P109907; 4685-000-006-0000


This affidavit is made to induce any title company relying on this affidavit to insure title to any real property in Skagit County, Washington in which the decedent had an interest at the time of her death, and the said title company may issue its policy or policies in full reliance on the representations herein made. CECIL HERBERT BRAEDEN does hereby indemnify and agree to hold harmless any title insurance company which relies hereon by reason of insuring in reliance on these representations.

DATED this 15th day of November, 2011.


CECIL HERBERT BRAEDEN

SUBSCRIBED AND SWORN to before me this 15th day of November 2011.




NOTARY PUBLIC in and for the State of
Washington, residing at Oak Harbor WA
My commission expires: 02-22-2012



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