

COVER SHEET

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



201308140032

Skagit County Auditor

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\$74.00

3 10:22AM

DOCUMENT TITLE(S)

Affadavit Re: Community Property Agreement

REFERENCE NUMBER(S)

200406230125

GRANTOR(S)

1) Brady, Dwaine Floyd - Decedent

GRANTEE(S)

1) Brady, Mary Lou

LEGAL DESCRIPTION

Unit 17B, CEDAR POINT (a condominium), according to The First Amended Declaration thereof recorded April 27, 2004, under Auditor's File No. 200404270060 And (Amended) Survey Map and Plans thereof recorded under Auditor's File No. 200201100078, records of Skagit County, Washington; being a portion of Tract 17, BURLINGTON ACREAGE PROPERTY in Volume 1 of Plats, Page 49, records of Skagit County, Washington.

Situated in Skagit County, Washington

ASSESSORS PARCEL / TAX ID NUMBER:

P118768/4788-000-017-0200

AFFIDAVIT RE: COMMUNITY PROPERTY AGREEMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

Mary Lou Brady, being first duly sworn, deposes and says:

That affiant is the surviving spouse of Dwaine F. Brady, who died at Mira Vista Nursing Home in Mount Vernon, Washington on June 15, 2013; having provided for the disposition of all community property as between affiant and said deceased spouse under a Community Property Agreement dated October 17, 2005 and duly recorded in the Office of the County Auditor at Skagit County, Washington, on August 2, 2013 as No.201308020170 and also for the estate of Dwaine F. Brady, 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:

Unit 17B, CEDAR POINT (a condominium), according to The First Amended Declaration thereof recorded April 27, 2004, under Auditor's File No. 200404270060 And (Amended) Survey Map and Plans thereof recorded under Auditor's File No. 200201100078, records of Skagit County, Washington; being a portion of Tract 17,



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That the approximate value of the aforesaid real estate as of the date of death of said
decedent was approximately \$149,000.00.

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.

Mary Lou Brady
Mary Lou Brady

Subscribed and sworn to before me this 7 day of August, 2013.



Barbara J. Hanger
Notary Public in and for Washington,
Residing at Mount Vernon, WA
My commission expires 12/1/15



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