

When recorded return to:

Peter W. Bennett
400 Dayton, Suite A
Edmonds, WA 98020



201401020010

Skagit County Auditor

\$77.00

1/2/2014 Page

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6 10:31AM

DOCUMENT TITLE: Succession Affidavit

GRANTOR: Prothero, Betty Lois (fka Betty Lois Molitor), a single person.

GRANTEE: Morgan, Lynda L., a married woman, but as to her sole and separate estate; and
Moliter, Debora R., a single woman; and
Benoit, Terri A., a married woman, but as to her sole and separate estate.

LEGAL DESCRIPTION: Lot 12 and portion of Lot 11, blk. 43, Montborne, together with portion of N.P. Right of Way. Situate in the County of Skagit, State of Washington.

ASSESSOR'S TAX
PARCEL NOS.: 41350430120006

REFERENCE NOS. OF
DOCUMENTS RELEASED
OR ASSIGNED: N/A

SUCCESSION AFFIDAVIT
(Lack of Probate)

STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

We, LYNDA L. MORGAN, DEBORA R. MOLITOR and TERRIE A. BENOIT, being first duly sworn on oath, depose and say:

THAT we are the surviving daughters of BETTY LOIS PROTHERO, (fka BETTY LOIS MOLITOR) who died on the 1st day of October, 2013, in Mount Vernon, Skagit County, Washington, and who was a resident of Mount Vernon, Skagit County, Washington;

ORIGINAL

ckc/clients/prothero-betty-non probate/succession affidavit/11/22/2013

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UNRECORDED
THAT DECEDENT executed her Last Will and Testament on the 21st day of March, 2005, which Will has been filed with the Skagit County Clerk, under Skagit County Cause No. 13-4-00412-7;

THAT the expenses of the last illness and funeral and burial of the decedent have been paid, as evidenced by receipts in my possession, or provisions have been made for full payment of any and all future and currently unknown expenses connected therewith;

THAT the decedent had never received from the State of Washington assistance consisting of nursing facility services, home and community-based services, related hospital and prescription drug services, or any other type of medical assistance;

THAT there is no State of Washington Inheritance Tax due as a result of the decedent's death;

THAT there is no Federal Estate tax due as a result of decedent's death;

THAT no probate of the Estate of BETTY LOIS PROTHERO has been instituted, nor is such probate contemplated;

THAT all of the real property owned by the decedent at the time of her death, or in which she had an interest, was situated in Skagit County, Washington and is more particularly described as follows:

PARCEL "A":

All of Lot 12 and the Northerly 10 feet of Lot 11, Block 43, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington,

EXCEPT the Northeasterly 40 feet of said premises conveyed to Skagit County by deed dated October 9, 1946, filed October 15, 1946, under Auditor's File No. 397033 and recorded in Volume 213 of deeds, page 368.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining said premises.

EXCEPT that portion of said vacated Lakeside Boulevard as awarded by Judgment filed in Skagit County Superior Court Cause No. 94-2-00917-9 on June 23, 1995, and recorded July 23, 1997, under Auditor's File No. 9707230090.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



PARCEL "B":

That portion of the 100 foot wide railroad right of way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying Westerly of Line "RR" described below and between the Northeasterly extension of both the Northwesterly and Southeasterly lines of that certain tract of land in Block 43 and vacated Lakeside Boulevard of "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to Betty L. Molitor by Deed recorded May 24, 1984, under Auditor's File No. 8405240019.

Line "RR": Begin at a point on the North line of the South 1/2 of Government Lot 6 of Section 6, Township 33 North, Range 5 East, W.M., which is midway between the centerline of the original 100 foot wide right of way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline tract of the Northern Pacific Railway as it existed in 1970; thence Northerly on a line drawn midway between the centerline of the original 100 foot wide right of way and the centerline of the above described mainline track to the point of intersection of said centerlines, said point being the terminus of this line description.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "C":

That portion of the following described Tracts "X" and "Y" described in that certain judgment entered December 15, 1999, in Skagit County Superior Court Cause No. 97-2-01674-9, as awarded to Betty Lois Prothero.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Tract "X":

Lot 11, less the Northerly 10 feet thereof, Block 43, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

EXCEPT the Northeasterly 40 feet of said premises conveyed to Skagit County by deed dated October 9, 1946, filed October 15, 1946, under Auditor's File No. 397033, and recorded in Volume 213 of Deeds, page 368.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining said premises.

Situate in the County of Skagit, State of Washington.



Tract "Y":

That portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), lying Westerly of Line "RR" described below and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land in Block 43 and vacated Lakeside Boulevard of "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to Jean Nelson by deed recorded October 11, 1972, under Auditor's File No. 775205.

Line "RR": Begin at a point on the North line of the South 1/2 of Government Lot 6 of Section 6, Township 33 North, Range 5 East, W.M., which is midway between the centerline of the original 100 foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline tract of the Northern Pacific Railway as it existed in 1970; thence Northerly on a line drawn midway between the centerline of the original 100 foot wide right-of-way and the centerline of the above-described mainline tract to the point of intersection of said centerlines, said point being the terminus of this line description.

Situate in the County of Skagit, State of Washington.

THAT this affidavit is made solely to induce a title company to issue its policies of title insurance on real property passing to the affiant(s) in reliance upon the representations set forth above. Affiant(s) agree(s) to indemnify and hold the title company harmless from loss or damage which it may suffer as a result of said reliance.

Lynda L. Morgan DATED: 12/13/13
LYNDA L. MORGAN

Debora R. Molitor DATED: 12/13/13
DEBORA R. MOLITOR

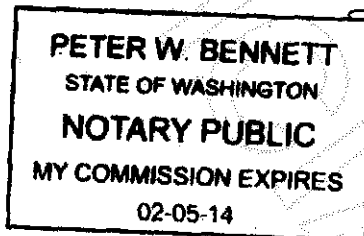
Terrie A. Benoit DATED: 12/13/13
TERRIE A. BENOIT

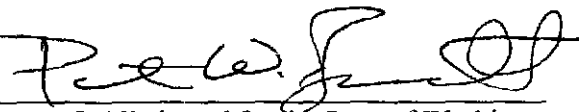


STATE OF WASHINGTON)
)
COUNTY OF SNOHOMISH) ss

I certify that I know or have satisfactory evidence that LYNDA L. MORGAN signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 13 day of December, 2013.

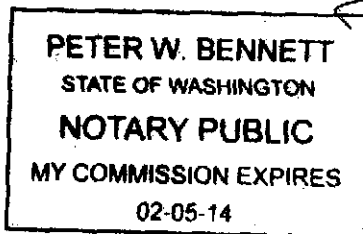




Notary Public in and for the State of Washington
Residing at Edmonds
My commission expires: 2-5-2014

STATE OF WASHINGTON)
)
COUNTY OF SNOHOMISH) ss

I certify that I know or have satisfactory evidence that DEBORA R. MOLITOR signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 13 day of December, 2013.




Notary Public in and for the State of Washington
Residing at Edmonds
My commission expires: 2-5-2014

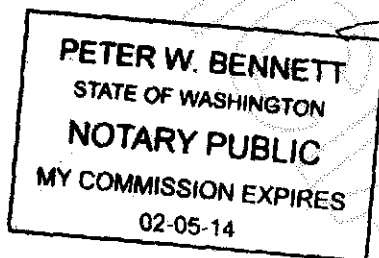



STATE OF WASHINGTON)
)
COUNTY OF SNOHOMISH)

ss

I certify that I know or have satisfactory evidence that TERRIE A. BENOIT signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 13 day of December, 2013.




Notary Public in and for the State of Washington

Residing at Edmonds

My commission expires: 2-5-2014

