

Filed for Record at the Request of:

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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX



201401170115

Skagit County Auditor \$74.00  
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2014/72  
JAN 17 2014

Amount Paid \$0  
Skagit Co. Treasurer  
By *mm* Deputy

DOCUMENT TITLE: Community Property Affidavit

GRANTOR: Timothy G. Le Maister, Deceased

GRANTEE: Sally Jane Le Maister

ABBREV. LEGAL DESCRIPTIONS:

Parcel 1: HIGHLANDS FIRST ADD. LT. 10

Parcel 2: (0.9200 ac) N 100FT OF S 1120FT LT 7 W OF CO RD

Parcel 3: 2ND CL TDLNDS INFR OF N 100 FT OF S 1120 FT OF LT 7 W OF CO RD

ASSESSOR'S TAX/PARCEL ID NOS.:

Parcel 1: 4334-000-010-0007 / P79403

Parcel 2: 360126-0-025-0008 / P46572

Parcel 3: 360126-0-055-0001 / P46604

## COMMUNITY PROPERTY AFFIDAVIT

STATE OF WASHINGTON    )  
  )        ss.  
COUNTY OF SKAGIT     )

SALLY JANE LE MAISTER, being first duly sworn, upon oath deposes and says:

1. I am the lawful surviving spouse of TIMOTHY G. LE MAISTER, also known as TIMOTHY LE MAISTER ("Decedent"), who died December 19, 2013 at Anacortes, Washington. At that time and at all times referenced in this document, both of us were residents of Anacortes, Skagit County, Washington.
2. On February 28, 1973, Decedent and I, while married, executed an agreement entitled "Agreement as to Status of Community Property" ("the Agreement"), which is attached hereto. The Agreement provides that all property owned at the time of the Agreement or thereafter acquired by either or both spouses is community property, and that such property vests in the survivor immediately upon the death of either spouse. We were legally competent at the time of the Agreement and have executed no subsequent Wills or other instruments that would have the effect of abrogating or nullifying the Agreement.
3. At the time of and as a result of the Agreement, and at all subsequent times, all real and personal property in which Decedent or I had any interest was community property.

4. Among the items that Decedent and I held as community property at the time of Decedent's death was the following described real estate, situated in the County of Skagit, State of Washington:

Parcel 1

Lot 10, The Highlands First Addition to the City of Anacortes, Washington, according to the records of Skagit County.

Parcels 2 & 3

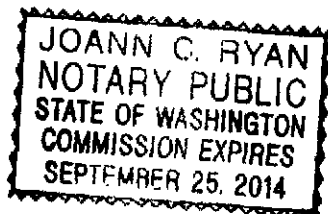
The north 100 feet of the south 1120 feet of that portion of Government Lot 7, Section 26, Township 36 North, Range 1 East, W.M., lying west of the county road and east of the meander line. TOGETHER WITH the adjoining tidelands of the second class lying between the north and south lines of the above-described premises extended westerly over said tidelands. Said property to be subject to and together with all other matters of record.

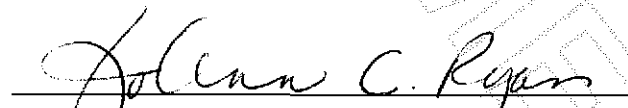
5. All expenses of Decedent's last illness, funeral, and costs of administration have been paid, and there are no unpaid creditors of Decedent or of the former marital community. Decedent's estate was not subject to state or federal transfer taxes, because its fair market value as of the date of Decedent's death was below the applicable exemption thresholds in effect at that time.
6. Decedent executed a Will on February 19, 1974. The Will designates me as the beneficiary of 100% of Decedent's estate. No proceedings have occurred, nor are any proceedings contemplated, to probate decedent's estate. I am aware of no objection or proceeding relating to the estate of the decedent.
7. This affidavit is made to induce any and all title insurance companies to issue policies of title insurance on real property passing to me as the surviving spouse of Decedent, whether acquired as community property or converted to community property by operation of the Agreement, in reliance upon the representations herein set forth.

DATED this 16 day of January, 2014.

  
SALLY JANE LE MAISTER

SUBSCRIBED and SWORN (or affirmed) to before me this 16 day of January, 2014.



  
NOTARY PUBLIC in and for the State of  
Washington, residing at Anacortes.  
My appointment expires 9-25-14



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# Agreement as to Status of Community Property

## After Death of One of the Spouses

### Know All Men by These Presents:

That this agreement, made and entered into this \_\_\_\_\_ day of February, 1973,  
 by and between TIMOTHY G. LE MAISTER  
 and SALLY JANE LE MAISTER, husband and wife,  
 of ANACORTES, Skagit County, State of Washington, WITNESSETH:

That, in consideration of the love and affection that each of said parties has for the other, and in consideration of the mutual benefits to be derived by the parties hereto, it is hereby agreed, covenanted, and promised:

#### I.

That all property of whatsoever nature or description whether real, personal or mixed and where-soever situated now owned or hereafter acquired by them or either of them shall be considered and is hereby declared to be community property.

#### II.

That upon the death of either of the aforementioned parties title to all community property as herein defined shall immediately vest in fee simple in the survivor of them.

IN WITNESS WHEREOF, the said TIMOTHY G. LE MAISTER  
 and SALLY JANE LE MAISTER have hereunto set their hands  
 and seals this 28 day of February, 1973



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*Timothy G. Le Maister* (SEAL)  
*Sally Jane Le Maister* (SEAL)

STATE OF WASHINGTON,  
 County of Skagit } SS.

This is to certify that on this 28 day of February, 1973, before me  
*Kenneth C Cox* a Notary Public in and for the State of Washington

duly commissioned and sworn, personally came TIMOTHY G. LE MAISTER  
 and SALLY JANE LE MAISTER husband and wife, to me known to be the individuals  
 described in and who executed the within instrument, and acknowledged to me that they signed  
 and sealed the same as their free and voluntary act and deed for the uses and purposes therein  
 mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

*Kenneth C Cox*  
 Notary Public in and for the State of Washington  
 Anacortes

Notary Public in and for the State of Washington residing at \_\_\_\_\_