



201403140022

Filed for Record at the Request of:

Skagit County Auditor

\$75.00

3/14/2014 Page

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4 8:55AM

Aaron M. Rasmussen

Attorney at Law, P.S.

1101 Eighth Street, Suite 200
Anacortes, WA 98221**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**2014790
MAR 14 2014Amount Paid \$0
Skagit Co. TreasurerBy Mam DeputyDOCUMENT TITLE: Community Property AffidavitGRANTOR: Carol Anne Kyle, DeceasedGRANTEE: Trevor A. Kyle

ABBREV. LEGAL DESCRIPTION: N P TO ANACORTES, LOT C OF SURVEY RECORDED AF#9505240051 RECORDED IN BOOK OF SURVEYS VOLUME 17 PAGE 29. AKA WEST 2 FEET OF LOT 15, ALL OF LOTS 16 AND 17, AND EAST 12 FEET OF LOT 18, BLOCK 909. LOT C OF SURVEY RECORDED AF#9505240051 RECORDED IN BOOK OF SURVEYS VOLUME 17 PAGE 29. AKA WEST 2 FEET OF LOT 15, ALL OF LOTS 16 AND 17, AND EAST 12 FEET OF LOT 18, BLOCK 909.

ASSESSOR'S TAX/PARCEL ID NO.: 3809-909-018-0000 / P107512

COMMUNITY PROPERTY AFFIDAVIT

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT) ss.

TREVOR A. KYLE, being first duly sworn, upon oath deposes and says:

1. I am the lawful surviving spouse of CAROL ANNE KYLE ("Decedent"), who died December 12, 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 April 19, 1999, Decedent and I, while married, executed an agreement entitled "Agreement as to Status of Community Property After Death of One of the Spouses" ("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:

The West 2 feet of Lot 15, all of Lots 16 and 17, and the East 12 feet of Lot 18, Block 909, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington. (Also known as Tract C, Survey recorded in Volume 17 of Surveys, page 29, under Auditor's File number 9505240051, records of Skagit County, Washington).

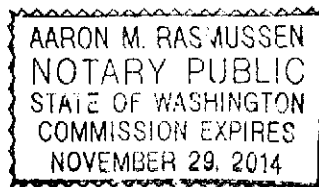
Subject to easements, restrictions, reservations, and other matters of record, if any.

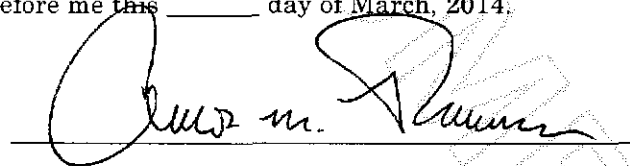
5. All expenses of Decedent's last illness, funeral, and costs of administration have been paid, and there are no unpaid creditors of Decedent or of the former marital community. Decedent's estate was not subject to state or federal transfer taxes, because its fair market value as of the date of Decedent's death was below the applicable exemption thresholds in effect at that time.
6. Decedent executed a Will on September 22, 2009, which has been filed with the Clerk of the Skagit County Superior Court. 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 13 day of March, 2014.


TREVOR A. KYLE

SUBSCRIBED and SWORN (or affirmed) to before me this 13 day of March, 2014.




NOTARY PUBLIC in and for the State of
Washington, residing at Anacortes.
My appointment expires 11-29-14



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**AGREEMENT AS TO STATUS OF COMMUNITY PROPERTY
After Death of One of the Spouses**

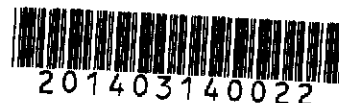
KNOW ALL MEN BY THESE PRESENTS:

That this agreement, made and entered into this 19th day of April, 1999, by and between **TREVOR A. KYLE** and **CAROL ANNE KYLE**, husband and wife, of 3504 West 5th Street, Anacortes, Skagit County, Washington,

WITNESSETH; That whereas, the said parties are owners of certain property, all of which, regardless of method of acquisition or source, they hereby declare to be community property, constituting all of the property now owned by said parties, and said parties are desirous that said property, together with all other property of whatsoever nature, either real or personal, which may be hereafter acquired or received by either or both of them, whether by gift, inheritance, purchase, or otherwise, shall be deemed to be community property, and in the event either party now owns or hereafter acquires any property which might otherwise be the separate property or quasi community property of that party, said party hereby conveys and quit claims to the other party a community interest in said property, so that the same will be community property, and that the same shall pass without delays or undue expense upon the death of either to the survivor.

NOW, THEREFORE, for and in consideration of the sum of ONE DOLLAR (\$1.00), the receipt of which is hereby acknowledged by each party hereto, and also, in consideration of the love and affection that each of said parties bears for the other, it is hereby agreed that in the event of the death of Trevor A. Kyle while Carol Anne Kyle survives, then the whole of said community property now owned together with all other community property, real or personal, that may hereafter be acquired, shall at once vest in said Carol Anne Kyle in fee simple; and in the event of the death of Carol Anne Kyle while Trevor A. Kyle survives, then the whole of said community property now owned together with all other community property, real and personal, that may hereafter be acquired, shall at once vest in said Trevor A. Kyle in fee simple; and each party conveys and quit claims to the surviving party all of said community and all other property which were it not for this agreement might be the separate estate or quasi community property of the conveying party, in compliance herewith.

IN WITNESS WHEREOF, the said **TREVOR A. KYLE** and **CAROL ANNE KYLE** have hereunto set their hands and seals the day and date first



above written.

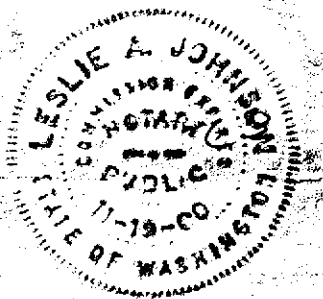
Signed, Sealed and Delivered
in the presence of

Karmen Hardy) Trevor A. Kyle (SEAL)
Shela Salinas) Carol Anne Kyle (SEAL)

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

THIS IS TO CERTIFY that on this 19th day of April, 1999,
before me, Leslie A. Johnson, a Notary Public in and for the State
of Washington, duly commissioned and sworn, personally came Trevor
A. Kyle and Carol Anne Kyle, husband and wife, to me known to be
the individuals described in and who executed the within
instrument, and acknowledged 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.



Leslie A. Johnson
(Signature)

Leslie A Johnson
(Print Name)

NOTARY PUBLIC in and for the State of
Washington, residing at Anacortes
My appointment expires: 11-19-00

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