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Skagit County Auditor

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4 10:52AM

Aaron M. Rasmussen Attorney at Law, P.S. 1101 Eighth Street, Suite A Anacortes, WA 98221

DOCUMENT TITLE: Community Property Affidavit

GRANTOR: Richard C. Buell, Deceased

GRANTEE: Mei-Yu Buell

ABBREV. LEGAL DESCRIPTION: LOTS 11 AND 12, BLOCK 51, ANACORTES

ASSESSOR'S TAX/PARCEL ID NO: 3772-051-012-0009 / P55206

## COMMUNITY PROPERTY AFFIDAVIT

STATE OF WASHINGTON	)	
	)	SS.
COUNTY OF SKAGIT	)	

MEI-YU BUELL, being first duly sworn, upon oath deposes and says:

- 1. I am the lawful surviving spouse of RICHARD C. BUELL ("Decedent"), who died May 6, 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.
- On April 23, 1998, Decedent and I, while married, executed an agreement entitled 2. "Community Property Agreement" ("the Agreement"), which is attached hereto. The Agreement provides that all our community property is to vest in my sole ownership immediately upon Decedent's death. 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. 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 Skagit County, Washington:

Lots 11 and 12, Block 51, "MAP OF THE CITY OF ANACORTES', according to the plat thereof recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON REAL ESTATE SIGNETAX

Amount Paid \$20 Skagit Co. Treasurer heam Deputy

- All expenses of Decedent's last illness, funeral, and costs of administration have been paid. Decedent and the former marital community have no debts other than installment obligations that are current and being satisfied in due course. Decedent's estate is not subject to state or federal transfer taxes and no state or federal estate tax return is required, because the fair market value of Decedent's estate as of the date of his death was below all applicable exemption thresholds.
- 5. No preceedings 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.
- 6. 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 21 day of April, 2015

MEI-YU BUELL

SUBSCRIBED and SWORN (or affirmed) to before me this

\_ day of April, 2015

AARON M. RASMUSSEN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES NOVEMBER 29, 2018

NOTARY PUBLIC in and for the State of

Washington, residing at Anacortes.

My appointment expires

11-29-1

## **COMMUNITY PROPERTY AGREEMENT**

## KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned Richard Curtis Buell and Mei-Yu Buell are husband and wife, and they desire to avail themselves to the provisions of Section 26.16.120 of the Revised Code of Washington, or any successor thereto, and to set forth their agreement as to the status, disposition and succession of property now owned or hereafter acquired by either or both of them.

NOW, THEREFORE, in consideration of their mutual love and affection, and the mutual agreements contained herein, the parties agree as follows:

All of their property, real, personal or mixed, now and hereafter shall be deemed, treated and known as community property, irrespective of how or in whose name such property or any interest therein was acquired or hereafter is acquired. The intent, purpose and effect of this agreement is a voluntary transfer and conveyance from one party to the other and jointly to their community property of all such property, commencing the date hereof.

In the event of the death of either party, the then community estate, whether heretofore existing, or as herein transferred or conveyed, or hereafter acquired, immediately shall vest in fee simple in the survivor of these parties.

If either of the parties shall be declared incompetent by a court of competent jurisdiction, then the competent party hereto, during such incompetency, at his or her election may declare this agreement terminated by executing and recording a instrument to that effect.

IN WITNESS WHEREOF, Richard Curtis Buell and Mei-Yu Buell have executed this agreement this 23rd day of April, 1998.

Richard Curtis Buell

Mei-Yu Buell

## STATE OF WASHINGTON, COUNTY OF IS BOY

On this day personally appeared before me Richard Curtis Buell, known to me to be the individual described in and who executed the aforesaid instrument, and acknowledged that he had signed as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 3 day of April, 1998

Notary Public

My commission expires on MS. ANGELA R. HOBAUGH

NAVLEGSYCOFF NORTHWEST

STATE OF WASHINGTON, COUNTY OF SS.:

On this day personally appeared before me Mei-Yu Buell, known to me to be the individual described in and who executed the aforesaid instrument, and acknowledged that she had signed as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 23 day of April, 1998.

My commission expires on

MS. ANGELA R. HOBAUGH NAVLEGSVCOFF NORTHWEST