



201604290055

Skagit County Auditor

\$76.00

4/29/2016 Page

1 of

4 9:49AM

Filed for Record at the Request of:

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

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20161633
 APR 29 2016

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

DOCUMENT TITLE: COMMUNITY PROPERTY AFFIDAVITGRANTOR: BOO-JA KIMGRANTEE: PUBLICABBREV. LEGAL DESCRIPTION: CREEKSIDE VILLAGE PHASE III DIV 3, LOT 56ASSESSOR'S TAX/PARCEL ID NO.: 4602-000-056-0005 / P103032**COMMUNITY PROPERTY AFFIDAVIT**

STATE OF WASHINGTON)

)

ss.

COUNTY OF SKAGIT)

BOO-JA KIM, being first duly sworn, upon oath deposes and says:

1. I am the lawful surviving spouse of ROBERT AKERS COX ("Decedent"), who died April 10, 2016 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 11, 1992, 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:

Lot 56, CREEKSIDE VILLAGE PHASE III, DIVISION 3, according to the plat thereof, recorded in Volume 15 of Plats, page 84 and 85, records of Skagit County, Washington.

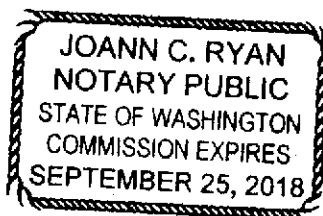
Subject to: Restrictions, reservations and easements of record.

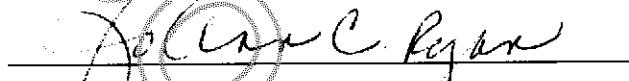
5. All expenses of Decedent's last illness, funeral, and costs of administration have been paid, and there are no unpaid creditors of Decedent or of the former marital community. Decedent's estate was not subject to state or federal transfer taxes, because its fair market value as of the date of Decedent's death was below the applicable exemption thresholds in effect at that time.
6. Decedent executed a Will on February 11, 2013. 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 27 day of April, 2016.


BOO-JA KIM

SUBSCRIBED and SWORN (or affirmed) to before me this 27 day of April, 2016.




NOTARY PUBLIC in and for the State of
Washington, residing at Anacortes.
My appointment expires 9-25-18

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 by and between **ROBERT AKERS COX** and **BOO-JA KIM**, husband and wife, of Anacortes, Washington, and pursuant to the provisions of RCW 26.16.210, providing for agreements between husband and wife for the fixing of the status of community property to take effect upon the death of either:

W I T N E S S E T H :

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:

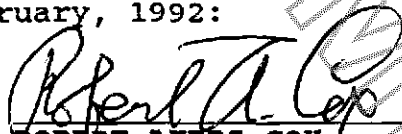
I

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

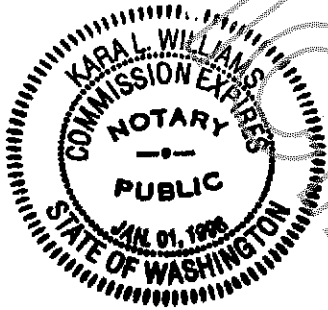
In Witness Whereof, the parties have hereunto set their hands and seals this Eleventh day of February, 1992:


ROBERT AKERS COX


BOO-JA KIM

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss

I certify that I know or have satisfactory evidence that ROBERT AKERS COX and BOO-JA KIM are husband and wife and they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mention in the said document this Eleventh day of February, 1992:



Kara Williams
Notary Public in and for the State of

Washington, residing at Burlington, WA

My Commission Expires: Jan 1, 1996