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Skagit County Auditor

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6/1/2016 Page

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P.O. Box 2784
Mount Vernon, WA 98273
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**COMMUNITY PROPERTY AFFIDAVIT
OF SURVIVING SPOUSE**

Document Title: Community Property Affidavit of Surviving Spouse

Grantor: Deborah Jean Fox, a.k.a. Debra J. Fox

Grantee: Thomas O. Fox

Assessor Parcel No: P33661

Abbreviated Legal: TAX 5A BEG IN CTR OF SLO 676.8FT W OF S 1/4 POST
SEC 2 TH W ALG S LI SD SEC 261.5FT TH N 32-27 W
584.6FT TH E 688.8FT TH S 82-4 TO CTR OF SLO TH
ALG SD SLO S 40-5 W 247.7FT TH S 11-31 E 227.4FT
TPB LESS TAX 5B

Reference Numbers: 8408130038; 201605200108; 201605200109

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

Thomas O. Fox, being first duly sworn, on oath deposes and says:

1. Surviving Spouse

I am a resident of Skagit County, Washington, and I am the surviving spouse of Deborah Jean Fox, a.k.a. Debra J. Fox, deceased, who died on August 13, 2015, in King County, Washington. A certified copy of Deborah Jean Fox's Certificate of Death is recorded pursuant to Skagit County Auditor's Number 201605200109.

2. Community Property Agreement

On July 28, 1999, Decedent and I, as husband and wife, validly executed a written Community Property Survivorship Agreement, which has remained valid and in full force since its execution, pursuant to RCW 26.16.120. The Community Property Survivorship Agreement is recorded pursuant to Skagit County Auditor's Number 201605200108.

3. Purpose of this Affidavit

The statements set forth in this affidavit are representations of facts that may be relied upon by all parties dealing with the real property located in Skagit County, Washington, more fully described in Exhibit A, attached to this affidavit, as well as any other assets owned by Deborah Jean Fox at the time of her death.

4. Real Property

Decedent and undersigned acquired the real properties described herein by Statutory Warranty Deed, dated August 10, 1984, and recorded pursuant to Skagit County Auditor's Number 8408130038.

5. Community Property Subject to the Agreement

All of the community property is subject to the Community Property Survivorship Agreement described herein, the disposition of all such property is controlled by the Agreement, and all of the community property passed to Thomas O. Fox upon Decedent's death.

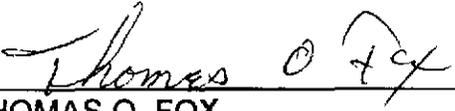
6. Probate

No proceedings have occurred or are anticipated to have a Will of Decedent admitted to probate, to have a Personal Representative appointed for Decedent, or to set aside, cancel, or revoke the Community Property Survivorship Agreement.

7. Decedent's Debts, Expenses, Taxes

All debts and expenses of Decedent, and any liabilities or obligations of the marital community have been paid in full, and no estate taxes are due.

Signed in Mount Vernon, Washington, this 31 day of May, 2016.



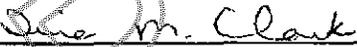
THOMAS O. FOX

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Thomas O. Fox is the person who appeared before me, and he acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 31 day of May, 2016.





TINA M. CLARK
Notary Public
In and for the State of Washington
My appointment expires: 12-19-2018

EXHIBIT A

Legal Description of Real Property

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 2, Township 35 North, Range 3 East W.M., described as follows:

Beginning at the center of a certain slough 676.8 feet West of the Southeast corner of said subdivision; thence West along the South line of said Section, 261.5 feet; thence North $32^{\circ}27'$ West, 285.6 feet; thence East 272 feet; thence South 71 feet to the true point of beginning; thence North 343 feet, more or less, to the North line of the certain tract conveyed to Eugene Gaertner, et ux, by Deed recorded November 4, 1966 under Auditor's File No. 690558; thence East along the North line of said Gaertner tract, 238.80 feet, more or less, to the Northeast corner thereof; thence South 82.4 feet to the center of slough; thence following said slough South $40^{\circ}5'$ West 247.7 feet; thence South $11^{\circ}31'$ East to a point 110 feet East of the true point of beginning; thence West 110 feet to the true point of beginning.

EXCEPT any portion thereof lying within existing roads or ditch rights of way.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across a 20 foot strip of land, the Southerly boundary of which is described as follows:

Beginning at the center of a certain slough, 676.8 feet West of the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 2, Township 35 North, Range 3 East W.M.; thence West along the South line of said Section, 261.5 feet; thence North $32^{\circ}27'$ West, 258.6 feet to the Southerly boundary of a tract conveyed to Eugene Gaertner, et ux, by Deed recorded November 4, 1966 under Auditor's File No. 690558, being the true point of beginning; thence East 272 feet along the Southerly boundary of said Gaertner tract to the West line of the above described tract being the terminal point said 20 foot strip.

This Deed is given SUBJECT TO the following:

- (a) Any question that may arise due to shifting or changing in course of the certain unnamed slough;
- (b) Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of and unnamed slough;
- (c) Right in the general public to the unrestricted use of all waters of a navigable body of water not only for the primary purpose of navigation, but also for corollary purposes including (but not limited to) fishing, boating, bathing, swimming, water skiing, and other related recreational purposes as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of water has been raised naturally or artificially to a maintained or fluctuating level all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

Situated in county of Skagit, state of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements, and easement of record.