

FILED AT REQUEST OF/RETURN TO:
Donald L. Baldwin
11743 State Route 20
Mount Vernon, WA 98273



201702150029

Skagit County Auditor \$78.00
2/15/2017 Page 1 of 6 10:51AM

AFFIDAVIT IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT

Grantor(s): **JOY L. BALDWIN, now deceased**

Grantee(s): **DONALD L. BALDWIN, surviving spouse**

Abbreviated Legals: P20297: PTN NE ¼ SECTION 12, TOWNSHIP 34 N, RANGE 2 EWM
P71999: BURLINGTON PTN OF LTS 12 & 13 BLK 107
P72000: BURLINGTON PTN LTS 14, 15 & PTN OF 16, BLK 107
P113586: NE ¼, 12-34-2, PTN LOT 1, SKAGIT CO SP #97-0056
P115433: PTN SE ¼ NE ¼, 12-34-2

Additional Legals: Exhibit A

Tax Account Nos: 340212-0-008-0006; P20297
4076-107-098-0007; P71999
4076-107-099-0006; P72000
340212-0-014-0200; P113586
340212-1-002-0200; P115433

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

DONALD L. BALDWIN, being first duly sworn, on oath, deposes and says:

1. This Affidavit provides information for the record regarding that certain Community Property Agreement dated April 12, 2010, and executed by **DONALD L. BALDWIN** and **JOY L. BALDWIN**, husband and wife (the "Agreement"). The Agreement was recorded in the Office of the County Auditor in Skagit County, Washington, on January 26, 2017, under File No. 201701260044. The statements set forth in this Affidavit are representations of fact that may be

relied upon by all parties dealing with any property, whether real or personal, belonging to the above-named parties, including but not limited to that certain real estate located in Skagit County, Washington, and more fully described on Exhibit "A" attached and made a part hereof.

2. **JOY L. BALDWIN** (the "Decedent") was one of the parties to the Agreement and died on January 8, 2017, in Burlington, Skagit County, Washington.

3. The parties to the Agreement were legally competent at the time of the Agreement and executed no subsequent Wills or agreements that would have the effect of abrogating or nullifying the Agreement. The Agreement was validly executed and in full force and effect at the time of the Decedent's death.

4. The value of Decedent's estate as of the date of death, including all real and personal property, exceeded her liabilities, and her estate consisted only of community property.


5. The Decedent left no separate property whatsoever.

6. All obligations of the community composed of the Decedent and the affiant owing at the date of the Decedent's death have been paid or will be paid in full, and all expenses of last illness and for funeral and burial services of the Decedent have been paid.

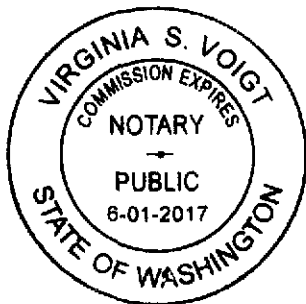
7. The gross value of the assets in the gross taxable estate of the Decedent was not sufficient to require a federal or state estate tax return or create any other tax liabilities.

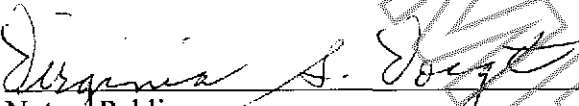
8. The only person who would qualify under law as beneficiary to Decedent's estate was her surviving spouse.

DATED: February 14, 2017.


DONALD L. BALDWIN

SIGNED AND SWORN to before me this 14th day of February, 2017.




Notary Public
VIRGINIA S. VOIGT

(Type or Print Name of Notary)

My Appointment Expires: 6/1/17

EXHIBIT "A"
Legal Descriptions

Property Address: 11743 State Route 20, Mount Vernon, Washington 98273

Tax Account No.: 340212-0-008-0006

Parcel No.: P20297

Legal Description:

A portion of the Northwest quarter of Section 12, Township 34 North, Range 2 East, W.M., described as follows:

Commencing at the Southeast corner of said Section 12; thence North along the East line of said Section 12 a distance of 3012.1 feet to the centerline of the Great Northern Railway right-of-way; thence North $75^{\circ}17'40''$ West along the centerline of said Great Northern right-of-way a distance of 1463.34 feet; thence North $7^{\circ}47'20''$ East a distance of 50.37 feet to the Northerly boundary of said Great Northern right-of-way and the true point of beginning; thence continue North $7^{\circ}47'20''$ East a distance of 198.00 feet; thence North $75^{\circ}17'40''$ West a distance of 115.00 feet; thence South $7^{\circ}47'20''$ West a distance of 198.00 feet to the Northerly boundary of said Great Northern right-of-way; thence South $75^{\circ}17'40''$ East a distance of 115.00 feet to the true point of beginning.

Together with a non-exclusive easement for access and utilities over and across a portion of said Northeast quarter, described as follows:

Commencing at the Southeast corner of said Section 12; thence North along the East line of said Section 12 a distance of 3012.1 feet to the centerline of the Great Northern Railway right-of-way; thence North $75^{\circ}17'40''$ West along the centerline of said Great Northern right-of-way a distance of 1423.04 feet; thence North $7^{\circ}47'20''$ East a distance of 50.37 feet to the Northerly boundary of said Great Northern right-of-way and the true point of beginning; thence continue North $7^{\circ}47'20''$ East a distance of 147.00 feet; thence South $75^{\circ}17'40''$ East a distance of 230.00 feet; thence North $7^{\circ}47'20''$ East a distance of 20.15 feet; thence North $75^{\circ}17'40''$ West a distance of 230.00 feet; thence North $7^{\circ}47'20''$ East 30.85 feet; thence North $75^{\circ}17'40''$ West 40.30 feet; thence South $7^{\circ}47'20''$ West a distance of 198.00 feet to the Northerly boundary of said Great Northern right-of-way; thence South $75^{\circ}17'40''$ East a distance of 40.30 feet to the true point of beginning.

SUBJECT TO: Easements, restrictions, and reservations of record.

Situated in Skagit County, Washington.

EXHIBIT "A"

AFFIDAVIT IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT

EXHIBIT "A" CONTINUED

Tax Account No.: 340212-0-014-0200

Parcel No.: P113586

Legal Description:

That portion of Lot 1, Skagit County Short Plat No. 97-0056, approved September 8, 1997, recorded September 17, 1997, in Volume 13 of Short Plats, pages 36-38 (inclusive), records of Skagit County, Washington, being in the Northeast ¼ of Section 12, Township 34 North, Range 2 East, W.M., said portion being more particularly described as follows:

Commencing at the Northwest corner of said Lot 1, Skagit County Short Plat No. 97-0056; thence South 8°25'16" West 284.00 feet along the West line of said Lot 1 to the TRUE POINT OF BEGINNING; thence continuing South 8°25'16" West 16.00 feet to a corner of said Lot 1; thence South 74°39'44" East 115.00 feet along a southerly line of said Lot 1; thence North 8°25'16" East 16.00 feet to a point bearing South 74°39'44" East from the TRUE POINT OF BEGINNING; thence North 74°39'44" West 115.00 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, license, leases, and other instruments of record.

Situate in the County of Skagit, State of Washington.

Tax Account No.: 340212-1-002-0200

Parcel No.: P115433

Legal Description:

That portion of the Southwest ¼ of the Northeast ¼ of Section 12, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Northwest corner of Lot 1, Short Plat No. 97-0056, approved September 8, 1997, recorded September 17, 1997, in Volume 13 of Short Plats, pages 36-38, inclusive, under Auditor's File No. 9709170034; thence South 8°25'16" West a distance of 284.00 feet along the West line of said Lot 1 to the TRUE POINT OF BEGINNING;

EXHIBIT "A"

AFFIDAVIT IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT

EXHIBIT "A" CONTINUED

thence continuing South 8°25'16" West 16.00 feet to a corner of said Lot 1, said point also being the Northwest corner of a tract conveyed to Don L. Baldwin, et ux, by deed recorded October 11, 1983, under Auditor's File No. 8310110031;
thence South 7°47'20" West, along the Westerly line of said Baldwin tract, a distance of 198.00 feet to the Northerly boundary of the Great Northern right-of-way;
thence North 75°17'40" West, along the Northerly line of said right-of-way, a distance of 10.00 feet;
thence Northeasterly, in a straight line, to the TRUE POINT OF BEGINNING.

SUBJECT TO: Easements, restrictions, and reservations of record.

Situated in Skagit County, Washington.

Property Address: 200 S. Burlington Blvd., Burlington, WA

Tax Account No.: 4076-107-098-0007

Parcel No.: P71999

Legal Description:

Tract 1, Burlington Short Plat No. 76-3, approved December 21, 1976, and recorded January 12, 1977, in Volume 2 of Short Plats, page 17, under Auditor's File No. 849133, records of Skagit County, Washington, located in Section 32, Township 35 North, Range 4 East W.M., and being a portion of block 107, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions, and reservations of record.

Situated in Skagit County, Washington.

EXHIBIT "A"

AFFIDAVIT IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT

EXHIBIT "A" CONTINUED

Property Address: 280 S. Burlington Blvd., Burlington, Washington 98233

Tax Account No.: 4076-107-099-0006

Parcel No.: P72000

Legal Description:

Tract 2, Burlington Short Plat No. 76-3, approved December 21, 1976, and recorded January 12, 1977, in Volume 2 of Short Plats, page 17, under Auditor's File No. 849133, records of Skagit County, Washington, located in Section 32, Township 35 North, Range 4 East W.M., and being a portion of block 107, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

TOGETHER WITH that portion lying West of the Southerly extension of the East line of Tract 1 of said Short Plat.

SUBJECT TO: Easements, restrictions, and reservations of record.

Situated in Skagit County, Washington.

EXHIBIT "A"

AFFIDAVIT IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT