

Return Address:

Armando Ruiz
307 E Division Street, Unit E
Mount Vernon, WA 98274



201808090122

08/09/2018 03:58 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Land Title and Escrow

01-168346-

OE

AFFIDAVIT (LACK OF PROBATE)

The undersigned affiant/grantee Armando Ruiz, being first duly sworn
Name of Affiant
deposes and states as follows: That they are a rightful heir as listed on heirs at law, to the real
property described below, and is Surviving Spouse
Relationship to decedent
of Rachael Ann Hodgson, who died on August 5, 2017
Decedent/Grantor *Date*
at Bow Skagit Washington
City *County* *State*

REAL PROPERTY SUBJECT TO THE AFFIDAVIT:

Abbreviated Legal Description:

Ptn Lot 9, All Lot 10, Ptns 11-13, Blk 1, Browns Add To Tow & Ptn SW 1/4 SW
1/4, 35-36-3 E W.M.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20183516
AUG 09 2018

Amount Paid \$ 0
Skagit Co. Treasurer
By mlm Deputy

Assessor's Property Tax Parcel/Account Number: P71278 & P48725
(Attach full legal description of the property)

☐ Decedent left no Last Will and Testament.

☒ Decedent left a Last Will and Testament which HAS NOT been Probated or Revoked.

"Heirs at law" includes surviving spouse, children, adopted children, issue of
predeceased child or adopted child, parents, brothers and sisters of the decedent.
Affiant hereby identifies all heirs at law of the decedent: (use additional pages if
necessary)

(Page 1 of ____)

Armando Ruiz, 43, surviving spouse, 307 E. Division St. #E
Full name, age, relationship, address Mount Vernon, WA 98274

Full name, age, relationship, address

Full name, age, relationship, address

Full name, age, relationship, address

Full name, age, relationship, address

Full name, age, relationship, address

Full name, age, relationship, address

Full name, age, relationship, address

Dated : August 7, 2018


Armando Ruiz

Affiant's full name

360-440-8264

Telephone number

307 E. Division Street, Unit E

<u>Mount Vernon</u>	<u>WA</u>	<u>98274</u>
<i>City</i>	<i>State</i>	<i>Zip Code</i>
<u></u>	<u>8/8/18</u>	<u>7</u>
<i>Signature</i>	<i>Date</i>	

State of Washington County of Skagit

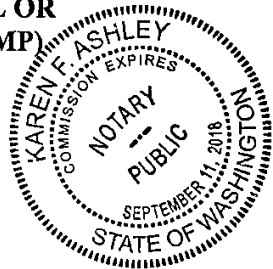
I know or have satisfactory evidence that Armando Ruiz
(name of person)

is the person who appeared before me, and said person acknowledged that (he/she) signed this affidavit and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this affidavit.

Dated: 8 / 8 / 18


Signature of Notary Public

(SEAL OR
STAMP)



Residing at: Sedro-Woolley

Notary Public in and for the State of Washington

My appointment expires: 9/11 /2018

Schedule "A-1"

01-168346-OE

DESCRIPTION:

PARCEL "A":

Lot 10, Block 1, "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 9, Block 1, TOGETHER WITH that portion of vacated River Drive in "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of Lot 9 also being a point on the East line of Bow Street;
thence North along said East line of Bow Street for a distance of 8 feet;
thence South 82°31'05" East, for a distance of 123.25 feet;
thence South 69°26'33" East for a distance of 38.32 feet, more or less, to the Easterly line of River Drive;
thence North 73°42'00" West for a distance of 40.82 feet, more or less, to a point on the Westerly line of vacated River Drive; said point also being the East corner common to Lots 9 and 10 of said Browns Addition;
thence West along the common boundary of said Lots 9 and 10 for a distance of 120.00 feet to the point of beginning.

ALSO TOGETHER WITH that portion of River Drive adjacent, which upon vacation reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lots 11 through 13, inclusive, Block 1, "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, lying Northerly of the County road right of way known as Bow Hill Road.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A tract of land in the Southwest ¼ of the Southwest ¼ of Section 35, Township 36 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of Section 35, Township 36 North, Range 3 East, W.M.;
thence North 0°13'26" West, 209.11 feet to a point on the centerline of the Bow Hill Road;
thence North 24°28'40" East along said centerline 921 feet to the P.C. of a 18° curve to the right;
thence Northeasterly along said curve 309.38 feet to the P.T. of said curve;
thence North 80°10'00" East, 102.41 feet;

-continued-

Schedule "A-1"**01-168346-OE****DESCRIPTION CONTINUED:****PARCEL "C" continued:**

thence North 9°50'00" West, 30.00 feet to the North right of way line of the Bow Hill Road, said point being the point of beginning of this description;
thence North 78°30'30" West, 112.00 feet to a point on the East line of vacated River Drive as shown on the Plat of Browns Addition To Bow;
thence South 4°24' West, along the East line of vacated River Drive 42.19 feet to the intersection with the North right of way line of the Bow Hill Road;
thence Northeasterly along the North right of way line of the Bow Hill Road 114.59 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.