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09/14/2018 09:12 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

RETURN TO:

WILLIAM R. McCANN
P.O. Box 405
Sedro Woolley, WA 98284

DOCUMENT TITLE: Affidavit re: Community Property Agreement

GRANTOR: GRANTEE: Public

Judith Barbara Hardin

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TO WIT:

LOT TWENTY-FOUR (24), "MOUNTAIN VISTA ADDITION", AS PER PLAT RECORDED IN
VOLUME 7 OF PLATS, PAGE 65, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ABB. LEGAL: LT24 MOUNTAIN VISTA ADDITION

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND
RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING,
BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN
POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN VOLUME 63, PAGE 806, OF
THE SKAGIT COUNTY, WASHINGTON RECORDS.

Parcel #67657

Estate of Garvis Oscar Lee Hardin

Affidavit Re: Community Property Agreement – Hardin- 3

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

THAT affiant is the wife of GARVIS OSCAR LEE HARDIN. GARVIS OSCAR LEE HARDIN died at Sedro-Woolley, Washington on the 23rd day of March, 2014, having provided for the disposition of all community property between JUDITH BARBARA HARDIN and GARVIS OSCAR LEE HARDIN under a Community Property Agreement dated August 12, 1992.

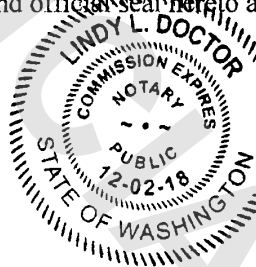
THAT the value of the community estate as of the date of death, including all real and personal property, was approximately \$200,000.00 and the value of all separate property of said decedent was zero as of the date of death.

See attachment.

Judith B. Hardin
JUDITH BARBARA HARDIN

On the 28th day of August, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JUDITH BARBARA HARDIN, to me known to be the individual who executed the foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal here to affix the day and year first above-written



Lindy L. Doctor

Notary Public in and for the
State of Washington
Residing at Sedro-Woolley
Commission Expires: 12-2-18

EXHIBIT "A" LEGAL DESCRIPTION

Page: 1 of 1

Account #: 21132708
Order Date : 07/14/2012
Reference : 20121951309490
Name : GARVIS HARDIN
Deed Ref : N/A

Index #:
Registered Land:
Parcel #: P67657

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, TO WIT:

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BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN VOLUME 63, PAGE 806, OF THE SKAGIT COUNTY, WASHINGTON RECORDS.



201209240124
Skagit County Auditor

9/24/2012 Page 4 of 4 11:05AM

COMMUNITY PROPERTY AGREEMENT

THIS AGREEMENT is made and entered into this 12 day of August, 1992, by and between GARVIS LEE HARDIN and JUDITH BARBARA HARDIN, husband and wife, of Sedro Woolley, Skagit County, Washington.

W I T N E S S E T H

That in consideration of the love and affection that each of the 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 or 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 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 said GARVIS LEE HARDIN and JUDITH BARBARA HARDIN have hereunto set their hands and seals this 12 day of August, 1992.

Garvis Lee Hardin
GARVIS LEE HARDIN

Judith Barbara Hardin
JUDITH BARBARA HARDIN

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

This is to certify that before me, the undersigned Notary Public personally appeared on this 12 day of August, 1992, GARVIS LEE HARDIN and JUDITH BARBARA HARDIN, husband and wife, to me known to be the individuals described in and who executed the foregoing instrument and that they did acknowledge that they signed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year first above written.

Karne Hageo
NOTARY PUBLIC in and for
the State of Washington.
Commission Expires 5/15/95