

Return Address:

GERALD CHILDRESS, JR
29154 S SKAGIT HWY
SEPOD WOODLEY, WA 98284



201812050050

12/05/2018 01:57 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

AFFIDAVIT (LACK OF PROBATE)

1146AD
GUARDIAN NORTHWEST TITLE CO.

The undersigned affiant/grantee Gerald Lee Childress, Jr., being first duly sworn
Name of Affiant

Deposes and states as follows: That they are a rightful heir as listed on the heirs at law, to the real

Property described below, as is Surviving spouse
Relationship to decedent

of Carol Ann Childress who died on 4/28/2015
Decedent/Grantor *Date*

at Mount Vernon Skagit Washington
City *County* *State*

REAL PROPERTY SUBJECT TO AFFIDAVIT: (List all Properties)

Abbreviated Legal Descriptions:

17225 Bulltrout Lane, Mount Vernon, WA 98274:

Lot 156, "NOOKACHAMP HILLS PUD, PHASE IIB", as per plat recorded August 23, 2005,
under Skagit County Auditor's File No. 200508230082, records of Skagit County, Washington.

Assessor's Property Tax Parcel/Account Numbers: (List All)

P123249, 4868-000-156-0000

(Attach full legal description(s) of the property)

XX Decedent left no Last Will and Testament and no Community Property
Agreement; or

 Decedent left a Last Will and Testament which HAS NOT been Probated or Revoked:
(See attached copy) or

 Decedent left a Community Property agreement recorded in County as
Auditor's File No. in favor of the surviving spouse or
an unrecorded agreement which has been attached hereto; or

 Decedent left a will which is being/was probated in County,
State of Washington as Superior Court Cause No. .

The Affiant declares that the following are all the "Heirs at Law" of the decedent; "Heirs at Law" includes surviving spouse, children, adopted children, issue of predeceased child or adopted child, parents, brother s and sisters of the decedent (*including those not inheriting part of the decedent's estate*):

Gerald Lee Childress, Jr., 52, surviving spouse and sole and rightful heir of community property
Full name, age and relationship

29654 S Skagit Hwy Sedro Woolley WA 98284
Address City State Zip

Gerald Lee Childress, III, 24, son
Full name, age and relationship

same
Address City State Zip

William Devin Childress, 20, son
Full name, age and relationship

same
Address City State Zip

Nicholas Quinn, 18, son
Full name, age and relationship

same
Address City State Zip

Full name, age and relationship

Address City State Zip

Full name, age and relationship

Address City State Zip

Full name, age and relationship

Address City State Zip

Full name, age and relationship

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Full name, age and relationship

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Full name, age and relationship

Address City State Zip

(Attach more sheets if necessary)

The Affiant declares that on the date of death the total value of the decedent's entire estate was approximately \$ 350,000 of which approximately \$ 0 was the separate property of the decedent.

The Affiant further declares that all obligations and creditor's claims of the decedent's Estate, including all expenses of the last illness, funeral and burial have been fully paid EXCEPT FOR: None (☒) OR those shown on an attachment (s) hereto ().

The Affiant further declares that the decedent had () OR had never (☒) received from the State of Washington, assistance consisting of nursing facility services, home and community based service, related hospital and prescription drug services, or any type of medical assistance.

The Affiant makes this affidavit to enable the recording of a deed and to induce Guardian Northwest Title Company and its underwriters to issue their policies of title insurance upon properties owned, in whole or part by the decedent in reliance upon the representations set forth hereinabove. The Affiant agrees to indemnify and hold Guardian Northwest Title Company and its underwriters harmless from all loss or damage, including attorney fees, which it may suffer as a result of said reliance.

Dated: 12/04/18 Gerald Lee Childress, Jr.

Gerald Lee Childress, Jr. 360-201-1508
Affiant's full name Telephone number

29654 S Skagit Hwy Sedro Woolley WA 98284
Street City State Zip Code

State of Washington County of Skagit

I know or have satisfactory evidence that Gerald Lee Childress, Jr.
(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: December 4, 2018 Lisa M. Long
Signature of Notary Public

(SEAL OR STAMP)

Residing at Mount Vernon

Notary Public in and for the State of Wa

My appointment expires: May 20, 2018

(Based on REV 84 0017 (1/3/17))

