



201908150107

08/15/2019 04:08 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

Return Address:

L. Jeanette Stevens
3852112 S. 18th St.
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-3463
AUG 15 2019

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

AFFIDAVIT (LACK OF PROBATE) 19-2640
GUARDIAN NORTHWEST TITLE CO.

The undersigned affiant/grantee L. Jeanette Stevens 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 Spouse (wife)
Relationship to decedent
of Robert Clear Stevens who died on 7-28-14
Decedent/Grantor Date
at Mount Vernon, Skagit Washington
City County State

REAL PROPERTY SUBJECT TO AFFIDAVIT: (List all Properties)

Abbreviated Legal Descriptions: DK12: Lot 11, W. Donkeruse
addition, recorded in Volume 7 of Plats, Page
75, records of Skagit County, Washington

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

70347-4040-000-011-0001
(Attach full legal description(s) of the property)

- 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 Skagit 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):

Shawn Patrick Stevens - son
Full name, age and relationship

1508 E College Way, Mount Vernon, Wa 98273
Address City State Zip

Robert Clear Stevens - son
Full name, age and relationship

1515 Waldron Ave, Las Vegas, Nevada 89102
Address City State Zip

Lynette Veelman daughter
Full name, age and relationship

6301 Bunnyshoe Anchorage, AK 99516
Address City State Zip

Molly Park daughter
Full name, age and relationship

12282 Francis, Burlington, Wa 98233
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
Address City State Zip

Full name, age and relationship
Address City State Zip

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 \$ 6,00,000 of which approximately \$ 500,000 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 (X) OR those shown on an attachment (s) hereto ().

The Affiant further declares that the decedent had () OR had never (X) 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: 8/1/2019
Lois Jeanette Stevens 360-424-6377
Affiant's full name Telephone number
2112 S. 18th Mount Vernon, WA 98274
Street City State Zip Code

State of Washington County of Skagit

I know or have satisfactory evidence that Lois Jeanette Stevens
(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: 8/01/2019 [Signature]
Signature of Notary Public

(SEAL OR STAMP)



Residing at mt. Vernon WA
Notary Public in and for the State of Washington
My appointment expires: 05/12/2022

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

COMMUNITY PROPERTY CONTRACT

THIS AGREEMENT, made and entered into this 25th day of May, 1961, by and between ROBERT CLAAR STEVENS and LOIS JEANETTE STEVENS, husband and wife,

WITNESSETH:

WHEREAS, the said ROBERT CLAAR STEVENS and LOIS JEANETTE STEVENS, are husband and wife, and are the owners of property, real, personal and mixed, all of which is community property; and,

WHEREAS, said ROBERT CLAAR STEVENS AND LOIS JEANETTE STEVENS, husband and wife, will in the future acquire further and additional property by virtue of their mutual endeavors, or by devise, bequest, or gift; and,

WHEREAS, said parties are desirous that all of said property shall pass without delay or expense in the case of the death of either party, to the survivor;

THEREFORE, IT IS HEREBY AGREED: That in consideration of the love and affection each of said parties has for the other, and in consideration of their lives of mutual helpfulness, all property now owned by them, or either of them, and all property hereafter acquired by them, or either of them, is and shall be community property, regardless of how the same may have been or shall be acquired. The date of acquirement, the manner of acquirement, and all statements of either of said parties heretofore made respecting alleged separate property or affecting any property are to be regarded and esteemed of no effect. The full intent and purpose of this instrument are to be construed by the Courts, their heirs, executors, and assigns and by all persons whomsoever as a voluntary conveyance from one to the other and unitedly to the community, of all of their earthly possessions, in such form and manner that the same shall from this day be the property of the community of themselves as husband and wife.

THIS INSTRUMENT shall likewise constitute a voluntary conveyance of all property thereafter acquired by them, or either of them, whatsoever source, from one to the other, and unitedly to the community of them.

IT IS FURTHER AGREED that in consideration of their lives of mutual helpfulness, in case of the death of said ROBERT CLAAR STEVENS, while said LOIS JEANETTE STEVENS survives, the whole of said property theretofore mentioned, with all property by them, or either of them, hereafter acquired, shall at once vest in said LOIS JEANETTE STEVENS, absolutely and forever. And in the event of the death of said LOIS JEANETTE STEVENS, leaving ROBERT CLAAR STEVENS surviving her, the whole of said property heretofore mentioned, together with all property by them, or either of them, hereafter acquired, shall at once vest in said ROBERT CLAAR STEVENS, absolutely and forever.

