



201909050020

09/05/2019 09:07 AM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

**After recording mail to:**

Stiles Law Inc., P.S.  
P.O. Box 228 / 925 Metcalf Street  
Sedro Woolley, WA 98284

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Address: 24101 Crabapple Lane, Sedro Woolley, WA 98284  
Legal : LOT B SURVEY #8812060090; PTN GOV LOT 6, 6-35-5 E W.M.  
Tax Parcel # 350509-0-018-0008 / P38507

**LACK OF PROBATE REAL ESTATE AFFIDAVIT**

State of Washington )  
 ) ss.  
County of Skagit )

The affiant, TANYA KIM YEATS, executes this affidavit relating to the estate of IAN DOUGLAS YEATS, the Decedent, who died on August 11, 2017, in the County of Skagit, State of Washington, then being a resident of the County of Skagit, State of Washington. A copy of the death certificate is attached hereto.

TANYA KIM YEATS, being first duly sworn, depose and say:

1. This affidavit is to be recorded as an affirmation of facts showing that the affiant is the rightful heir to the property described below.

**Relationship of the Affiant to the Decedent**

The affiant is (check one):

- The lawful surviving spouse of the Decedent
- Registered domestic partner of the Decedent
- Surviving child of the Decedent
- One of the joint tenants named in that certain instrument creating a joint tenancy with a right of survivorship identified in that certain deed recorded on \_\_\_\_\_ [mm/dd/yyyy], under Recording No. \_\_\_\_\_, in \_\_\_\_\_ County, Washington.
- Other (identify:) Sister

**Names of All Heirs of the Decedent**

3. That all the heirs at law and next of kin of the decedent that were living at the time of the Decedent's death are listed below. Heirs at law and next of kin of decedent include, but are not limited to:

- (a) a spouse or registered domestic partner, and
- (b) children, adopted children, the children of any predeceased child or adopted child (if decedent left no surviving children, then affiant has listed below all of the surviving parents, brothers and sisters of decedent).

The heirs at law of decedent are (list all of the heirs at law using the reverse side if necessary):

<u>Full Name</u>	<u>Age</u>	<u>Relationship to Decedent</u>
Tanya Kim Yeats 24101 Crabapple Lane Sedro Woolley, WA 98284	LEGAL	Sister

**Description of the Property**

4. That among the items of real property owned by the Decedent at the time of death was real estate located in the County of Skagit, State of Washington, and described as follows:

**Parcel "A":**

That portion of Government Lot 6 of Section 6, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Southwest corner of said Government Lot 6;  
 thence South 87°58'10" East a distance of 26.13 feet to the East right of way of State Highway SR-9;  
 thence North 4°39'29" East along said East right of way line a distance of 416.00 feet to Point "A";  
 thence South 87°58'10" East a distance of 416.00 feet to the point of beginning of this description;  
 thence North 4°39'29" East a distance of 60.06 feet;  
 thence South 87°58'10" East a distance of 168.44 feet;  
 thence North 4°39'29" East a distance of 385.19 feet to the North line of the South ½ of the North 2/3 of said Government Lot 6;  
 thence South 87°35'17" East along the North line of the South ½ of the North 2/3 a distance of 238.86 feet to the East line of said Government Lot 6;

thence South 0°50'54" West along the East line of said Government Lot 6, a distance of 202.82 feet to the Northwest corner of the South ½ of the Northeast ¼ of the Southwest ¼ of said Section 6;  
thence South 12°58'36" West a distance of 668.14 feet to the South line of said Government Lot 6;  
thence North 87°58'10" West along the South line of said Government Lot 6 a distance of 324.09 feet;  
thence North 4°39'29" East a distance of 416.00 feet to the point of beginning of this description.

Also known as Tract B of Survey recorded under Auditor's File No. 8812060090 in Volume 8 of Surveys, page 95.

Situate in the County of Skagit, State of Washington.

Parcel "B":

A non-exclusive easement for ingress, egress and utilities over, under and through a 60 foot wide strip of land lying North of, adjacent to and contiguous with the South line of Tract A of said Survey.

Situate in the County of Skagit, State of Washington.

5. Status of the Will (if any)

- The decedent left no Will that devises real property.  
 The decedent left a Will that devises real property.  
 The decedent's estate is not being probated.

The decedent died having left a Last Will and Testament, dated 5/31/2017. The Will devises and states that:

"II (2.2) I give all of all my property not disposed of by the foregoing provisions to my sister TANYA K. YEATS including, but not limited to, all of my interest in a tenancy in common I now share with her in real property located at 24101 Crabapple Lane, Sedro Woolley, WA; provided she survives me by ninety (90) days. If she does not so survive me, I give the remainder of my Estate to my sister, ALLISON M. YEATS."

DATED: Sept 3, 2019

  
\_\_\_\_\_  
Tanya Kim Yeats - Affiant



STATE OF WASHINGTON  
DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH



CERTIFICATE NUMBER: 2017-034955

DATE ISSUED: 08/14/2017  
FEE NUMBER:

FIRST AND MIDDLE NAME(S): IAN DOUGLAS  
LAST NAME(S): YEATS

COUNTY OF DEATH: SKAGIT  
DATE OF DEATH: AUGUST 11, 2017  
HOUR OF DEATH: 05:33 PM  
SEX: MALE AGE: 44 YEARS  
SOCIAL SECURITY NUMBER: [REDACTED]

PLACE OF DEATH: HOME  
FACILITY OR ADDRESS: 24101 CRABAPPLE LANE  
CITY, STATE, ZIP: SEDRO WOOLLEY, WASHINGTON 98284

HISPANIC ORIGIN: NO, NOT SPANISH/HISPANIC/LATINO  
RACE: WHITE

RESIDENCE STREET: 24101 CRABAPPLE LANE  
CITY, STATE, ZIP: SEDRO-WOOLLEY, WASHINGTON 98284  
INSIDE CITY LIMITS: NO COUNTY: SKAGIT  
TRIBAL RESERVATION: NOT APPLICABLE  
LENGTH OF TIME AT RESIDENCE: 6 YEARS

BIRTH DATE: [REDACTED]  
BIRTHPLACE: CALGARY, AB CANADA

FATHER/PARENT: JOHN DOUGLAS YEATS [REDACTED]  
MOTHER/PARENT: CHLOE EUGLEEN [REDACTED]

MARITAL STATUS: DIVORCED  
SPOUSE: UNKNOWN

METHOD OF DISPOSITION: CREMATION  
PLACE OF DISPOSITION: MOUNT VERNON CREMATORY

OCCUPATION: PACKER TECHNICIAN  
INDUSTRY: OIL INDUSTRY  
EDUCATION: SOME COLLEGE CREDIT, BUT NO DEGREE  
US ARMED FORCES: NO

CITY, STATE: MOUNT VERNON, WASHINGTON  
DISPOSITION DATE: AUGUST 14, 2017

INFORMANT: TANYA YEATS  
RELATIONSHIP: SISTER  
ADDRESS: 24101 CRABAPPLE LANE, SEDRO-WOOLLEY, WASHINGTON

FUNERAL FACILITY: LEMLEY CHAPEL

ADDRESS: 1008 THIRD ST  
CITY, STATE, ZIP: SEDRO WOOLLEY, WASHINGTON 98284  
FUNERAL DIRECTOR: TOBI G. STIDMAN

CAUSE OF DEATH:  
A: HANDGUN WOUND TO CHEST  
INTERVAL: MINUTES

B:  
INTERVAL:

C:  
INTERVAL:

D:  
INTERVAL:

OTHER CONDITIONS CONTRIBUTING TO DEATH: CLINICAL HISTORY OF  
PARANOID SCHIZOPHRENIA

MANNER OF DEATH: SUICIDE  
AUTOPSY: NO  
WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE  
CAUSE OF DEATH: NOT APPLICABLE  
DID TOBACCO USE CONTRIBUTE TO DEATH: NO  
PREGNANCY STATUS IF FEMALE: NO RESPONSE

DATE OF INJURY: AUGUST 11, 2017  
HOUR OF INJURY: UNKNOWN  
INJURY AT WORK: NO  
PLACE OF INJURY: RESIDENCE

CERTIFIER NAME: HAYLEY THOMPSON  
TITLE: CORONER/ME  
CERTIFIER ADDRESS: 116 S. 11TH ST  
CITY, STATE, ZIP: MOUNT VERNON, WA 98274  
DATE SIGNED: AUGUST 11, 2017

LOCATION OF INJURY: 24101 CRABAPPLE LANE

CITY, STATE, ZIP: SEDRO WOOLLEY, WASHINGTON 98284  
COUNTY: SKAGIT  
DESCRIBE HOW INJURY OCCURRED: SHOT SELF

CASE REFERRED TO ME/CORONER: YES  
FILE NUMBER: 17SK0276  
ATTENDING PHYSICIAN: NOT APPLICABLE

IF TRANSPORTATION INJURY, SPECIFY: NOT APPLICABLE

LOCAL DEPUTY REGISTRAR: CHERYL PETERSON  
DATE RECEIVED: AUGUST 14, 2017



Affidavit for Correction 09/05/2019 09:07 AM Center for Health Statistics

This is a legal document. Complete in ink and do not alter.

P.O. Box 47814 Olympia, WA 98504-7814 360-236-4300

STATE OFFICE USE ONLY

State File Number Fee Number Initials Date Affidavit Number

Required information must match current information on record. Record Type: Birth Death Marriage Dissolution (Divorce). 1. Name on Record: 2. Date of Event: 3. Place of Event: 4. Father/Parent Full Legal Name... 5. Mother/Parent Full Birth Name... 6. Name of Person Requesting Correction: Relationship to Person on Record: Self Guardian Informant Hospital Parent(s) Funeral Director Other (specify) 7. Return Mailing Address: Telephone Number: Email Address:

Use the section below for requesting any changes on the record. The record is incorrect or incomplete as follows:

8. The record now shows: 9. The true fact is: 10. 11. 12. 13. 14. 15.

I declare under penalty of perjury under the laws of the State of Washington that the forgoing is true and correct

16a. Signature: 16b. Signature of 2nd parent (if required): Printed name: Date: Printed name: Date:

INSTRUCTIONS - go to www.doh.wa.gov for more information

Driver's license, Social Security card or hospital decorative birth certificate cannot be used as proof

Required documentary proof must be submitted with the affidavit and include full name and birth date. Examples of documentary proof include:

- Birth/Marriage/Divorce record Military record (DD-214) School transcripts Social Security Numident Report Certificate of Naturalization Hospital/medical record Passport Green/Permanent Resident card (I-551)

Birth Certificates

- 1. Only a parent(s), legal guardian (if the child is under 18), or the named individual (if 18 or older) may change the birth certificate. 2. The proof(s) must match the asserted fact(s). For example, if the affidavit says the name should be Mary Ann Doe, the proof must show the name to be Mary Ann Doe. 3. Documentary proof must be five or more years old or established within five years of birth.

Child under 18

- If legal guardian(s), include certified court order proving guardianship Up to age one, last name can be changed once to either parents' name on certificate (can be any combination of the first, middle or last names)\* After age one, a court order is required to change the last name No proof is required to change the first or middle name\* To correct parent's information, one documentary proof is required. To correct the sex of the child, one documentary proof from a medical provider is required

Adult (18 years or older)

- Only the adult can change his or her birth certificate If the first or middle name is missing, three pieces of documentary proof are required If the first, middle and/or last name is misspelled, or date of birth is incorrect, two pieces of documentary proof are required To correct parent's birth date, place of birth, or name, one documentary proof is required

\*To change any part of the name of a child, signatures from both parents listed on the certificate are required. If one parent is deceased, submit a death certificate with request.

This affidavit cannot be used to add a father to a birth certificate (use paternity acknowledgment form DOH 422-032)

Death Certificates

- 1. Only the informant, the funeral director, or executors/administrators (if evidence confirming such position is presented) may change the non-medical information. Proof is required to make changes if requested by a family member not listed as the informant on the certificate (family members are spouse or registered domestic partner, parent, sibling or adult child or stepchild). The informant may change marital status with proof. Marital status requires a certified copy of a court order if someone other than the informant is requesting the change. 2. The medical information (cause of death) may be changed only by the certifying physician or the coroner/medical examiner.

Marriage/Dissolution (Divorce) Certificates

- 1. Personal facts (minor spelling changes in name, date or place of birth or residence) may be changed by the person with one piece of documentary proof. 2. To change the date or place of marriage or dissolution, the officiant (marriage) or clerk of court (dissolution) must complete and submit the affidavit.



Certificate not valid unless the Seal of the State of Washington changes color when heat applied.

\*CERTIFIED\*

AUG 14 2017

Skagit County Health Department Howard Lebrand M.D., Health Officer



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