



201909200056

09/20/2019 10:37 AM Pages: 1 of 4 Fees: \$108.50
Skagit County Auditor

Return Address:

Guardian NW Title
3202 Commercial Avenue
Arcort, WA 98221
19-3189-KS.

AFFIDAVIT (LACK OF PROBATE)

19-3189
GUARDIAN NORTHWEST TITLE CO.The undersigned affiant/grantee Marta C. Dickson, 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 wife.Relationship to decedentof Alan George Dickson who died on 12.12.16.
Decedent/Grantor Dateat Snohomish WA
City County State

REAL PROPERTY SUBJECT TO AFFIDAVIT: (List all Properties)

Abbreviated Legal Descriptions:

LOT 3 BLOCK 7, Division 1, PLAT OF
HOLIDAY HIDEAWAY

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

Plat 0633926-007-003-0007

(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 _____ 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):

Matthew Dickson, SON.			
Full name, age and relationship			
20037 Carpet Rd., Rochester, WA			
Address	City	State	Zip
Marc Dickson, SON			
Full name, age and relationship			
17010 Sawyer St. SE Monroe, WA 98272			
Address	City	State	Zip
Melissa Vaught daughter			
Full name, age and relationship			
23825 Paradise Lake Rd., Wainville, WA 98072			
Address	City	State	Zip
Eric Dickson SON			
Full name, age and relationship			
1214. Avenue A Snohomish, WA 98290			
Address	City	State	Zip
Aelison Wunderlich daughter			
Full name, age and relationship			
6123 144th. St. SE Everett, WA 98208			
Address	City	State	Zip
Brittany White daughter			
Full name, age and relationship			
102 N. French St., Arlington, WA 9			
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 \$ 500,000 of which approximately \$ 250,000 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 (☒) 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: 9/19/19

Marta C. Dickson 425-359-3900
Affiant's full name Telephone number

Street City State Zip Code

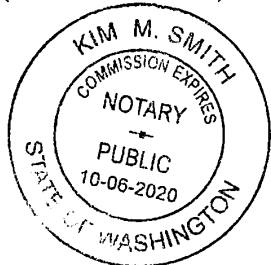
State of Washington County of Snohomish

I know or have satisfactory evidence that Marta C. Dickson
(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: Sept 19, 2019 Kenn M. Smith
Signature of Notary Public

(SEAL OR STAMP)



Residing at Mouset Vernon

Notary Public in and for the State of _____

My appointment expires: 10-6, 2020

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

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 7851 Shaw Street, Anacortes, WA 98221
Tax Parcel Number(s): P66063 & 3926-007-003-0007

Property Description:

LOT 3, BLOCK 7, "DIVISION 1, PLAT OF HOLIDAY HIDEAWAY", AS PER PLAT RECORDED IN
VOLUME 8 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON.