



201910310055

10/31/2019 11:00 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Gaye L. Mathews
16972 Vaughn Road
Mount Vernon, WA 98273

AFFIDAVIT: LACK OF PROBATE
(With Statement of Community Property)

GRANTOR: THOMAS G. MATHEWS, now deceased

GRANTEE: GAYE L. MATHEWS, surviving spouse

LEGAL DESCRIPTION: AVON ACRES 1ST ADD LOT 24 DK 12

ASSESSOR'S PROPERTY TAX

PARCEL OR ACCOUNT NOS. 3860-000-024-0005 (P61922)

REFERENCE NOS. OF DOCUMENTS

ASSIGNED OR RELEASED: N/A

GAYE L. MATHEWS, being first duly sworn, deposes and says:

The undersigned Affiant is the rightful heir, as listed in the section entitled Heirs at Law below, to the real property described below, and is the surviving spouse of **THOMAS G. MATHEWS**, who died on January 14, 2004, at Mount Vernon, Skagit County, Washington. A certified copy of the Death Certificate is attached hereto as Exhibit "A."

Real Property Description

Tract 24, "AVON ACRES FIRST DIVISION," as per plat recorded in Volume 7 of Plats, page 93, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Status of Will

To the best of Affiant's knowledge and belief, **THOMAS G. MATHEWS** executed no Wills, agreements to convey, Community Property Agreements, conveyances in escrow, mortgages, deeds of trust, lien agreements, revocable trusts, or other instruments for the purpose of conveying or encumbering the land subject of this affidavit. The Affiant is entitled to distribution of the subject property from **THOMAS G. MATHEWS** because **THOMAS G. MATHEWS** and **GAYE L. MATHEWS** were Husband and Wife, took title to the property as Husband and Wife, and as such property is community in nature, belonging to **GAYE L. MATHEWS** as surviving spouse.

Heirs At Law

Affiant hereby identifies all heirs at law of the Decedent:

| Name and Address | Age | Relationship to Decedent |
|--|-------|--------------------------|
| Gaye L. Mathews 16972 Vaughn Road Mount Vernon, WA 98273 | Adult | Surviving Spouse |
| Eric T. Mathews 16972 Vaughn Road Mount Vernon, WA 98273 | Adult | Son |
| Ross W. Mathews 1220 N. Bel Aire Drive Burbank, CA 91504 | Adult | Son |

The Affiant states of her own knowledge that each of the obligations of the Estate of Thomas G. Mathews, including but not limited to the debts of the Decedent, last illness, funeral and burial, promissory notes, installment contracts, mortgages, income tax, and state and federal succession taxes, if any, have been paid in full or provided for by the Affiant.

This Affidavit is made as an inducement to each purchaser and each title insurer of the above-described property to treat the title thereto, or title to an interest therein, relieved from interference of the said Decedent, his heirs, creditors, and the taxing authorities.

DATED this 30th day of October, 2019.



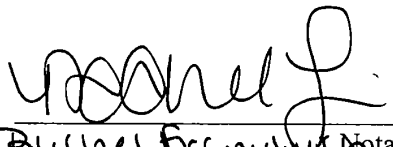
GAYE L. MATHEWS, Affiant

State of Washington)
) :ss
County of Skagit)

I certify that I know or have satisfactory evidence that **GAYE L. MATHEWS** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes in the instrument.

Dated this 30th day of October, 2019.





Rachel J. Franulovich Notary Public
My appointment expires 11-09-2021