

202006150172

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

1. On June 26, 1995, my wife Freida LaRue and I executed a valid written Community Property Agreement (CPA herein) which was never revoked or otherwise invalidated. A true and correct copy of the CPA is attached to this Affidavit as **Exhibit A**.
2. In executing the CPA, my wife and I agreed that upon the death of either of all, us, all our property, whether separate property or community property, would immediately and completely vest in the survivor.
3. On May 6, 2020, Freida LaRue passed away. A true and correct copy of her certificate of death is attached to this Affidavit as **Exhibit B**.
4. I make and record this Affidavit so that any individual who may be charged with the transfer of title or possession of any property, real or personal, owned by our marital community or with title in the name of Freida LaRue individually, can rely on this Affidavit and its attachments to transfer title or possession of that property to me. Per our agreement, my wife did not own any separate property when she

passed away and all our community property, whether or not so titled, passed to me.

5. No proceeding has begun or is anticipated to begin to admit Freida LaRue's Will to probate, to appoint a personal representative over her estate, to Administer her Estate, to file a small estate affidavit or to distribute or manage her estate in any manner other than pursuant to the terms of our CPA. However, her Will was duly filed with the Skagit County Superior Court pursuant to RCW 11.20.010.
6. All of Freida LaRue's debts and expenses, including the expenses of her last illness, funeral and burial, are obligations of the Community and have been paid in full or, without waiving any defense to an improper claim, will be borne by me.
7. This Affidavit is intended generally to pass any and all property, of whatsoever nature and wheresoever situated, from Freida LaRue's estate to me alone. However, I specifically intend to use this affidavit to transfer ownership of our marital home and property to me alone. This property is identified by Skagit County Parcel number P56246 and commonly known as 2217 14th Street, Anacortes, Washington 98221.

Dated this 9 day of June 2020.

Keith LaRue
Keith LaRue

SUBSCRIBED AND SWORN TO before me on this 9th day of June 2020 by Keith LaRue.

Justin Rothboeck
Justin Rothboeck
Notary Public in and for the State of Washington
Residing at Anacortes, Washington.
My appointment expires November 9, 2022.

JUSTIN R ROTHBOECK
Notary Public
State of Washington
Commission # 175044
My Comm. Expires Nov 9, 2022

**AGREEMENT AS TO STATUS OF COMMUNITY PROPERTY
After Death of One of the Spouses**

KNOW ALL MEN BY THESE PRESENTS:

That this agreement, made and entered into this 26th day of June, 1995, by and between **KEITH H. LARUE** and **FREIDA E. LARUE**, husband and wife, of 2217 14th Street, Anacortes, Skagit County, Washington,

WITNESSETH; That whereas, the said parties are owners of certain property, all of which, regardless of method of acquisition or source, they hereby declare to be community property, constituting all of the property now owned by said parties, and said parties are desirous that said property, together with all other property of whatsoever nature, either real or personal, which may be hereafter acquired or received by either or both of them, whether by gift, inheritance, purchase, or otherwise, shall be deemed to be community property, and in the event either party now owns or hereafter acquires any property which might otherwise be the separate property or quasi community property of that party, said party hereby conveys and quit claims to the other party a community interest in said property, so that the same will be community property, and that the same shall pass without delays or undue expense upon the death of either to the survivor.

NOW, THEREFORE, for and in consideration of the sum of ONE DOLLAR (\$1.00), the receipt of which is hereby acknowledged by each party; hereto, and also, in consideration of the love and affection that each of said parties bears for the other, it is hereby agreed that in the event of the death of **KEITH H. LARUE** while **FREIDA E. LARUE** survives, then the whole of said community property now owned together with all other community property, real or personal, that may hereafter be acquired, shall at once vest in said **FREIDA E. LARUE** in fee simple; and in the event of the death of **FREIDA E. LARUE** while **KEITH H. LARUE** survives, then the whole of said community property now owned together with all other community property, real and personal, that may hereafter be acquired, shall at once vest in said **KEITH H. LARUE** in fee simple; and each party conveys and quit claims to the surviving party all of said community and all other property which were it not for this agreement might be the separate estate or quasi community property of the conveying party, in compliance herewith.

IN WITNESS WHEREOF, the said **KEITH H. LARUE** and **FREIDA E. LARUE** have hereunto set their hands and seals the day and date first above written.

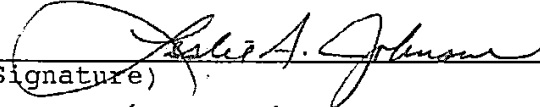
Signed, Sealed and Delivered
in the presence of

Karen S. Ward } Keith H. Larue (SEAL)
Karen S. Ward } Freida E. Larue (SEAL)

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

THIS IS TO CERTIFY that on this 20th day of June, 1995, before me, LESLIE A. JOHNSON, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came KEITH H. LARUE and FREIDA E. LARUE, husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

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(Signature)

Leslie A. Johnson
(Print Name)

NOTARY PUBLIC in and for the State of
Washington, residing at Anacortes
My appointment expires: 11/19/96

[A:\LARUE.CPA]

STATE OF WASHINGTON
DEPARTMENT OF HEALTHEXHIBIT B

CERTIFICATE OF DEATH

DATE ISSUED: 05/11/2020
FEE NUMBER:

CERTIFICATE NUMBER: 2020-021372

FIRST AND MIDDLE NAME(S): FREIDA ERNA
LAST NAME(S): LARUECOUNTY OF DEATH: SKAGIT
DATE OF DEATH: MAY 06, 2020
HOUR OF DEATH: 02:30 PM
SEX: FEMALE AGE: 90 YEARS
SOCIAL SECURITY NUMBER: [REDACTED]HISPANIC ORIGIN: NO, NOT SPANISH/HISPANIC/LATINO
RACE: WHITEBIRTH DATE: [REDACTED]
BIRTHPLACE: ELGIN, NDMARITAL STATUS: MARRIED
SURVIVING SPOUSE: KEITH HALL LARUEOCCUPATION: HOMEMAKER
INDUSTRY: OWN HOME
EDUCATION: 8TH GRADE OR LESS
US ARMED FORCES: NOINFORMANT: KEITH H LARUE
RELATIONSHIP: HUSBAND
ADDRESS: 2217 - 14TH STREET, ANACORTES, WA 98221CAUSE OF DEATH:
A: CONGESTIVE HEART FAILURE
INTERVAL: YEARS
B: HYPERTENSION
INTERVAL: YEARS
C:
INTERVAL:
D:
INTERVAL:OTHER CONDITIONS CONTRIBUTING TO DEATH: ACUTE BILATERAL DEEP
VENOUS THROMBOSIS, DEMENTIADATE OF INJURY:
HOUR OF INJURY:
INJURY AT WORK:
PLACE OF INJURY:

LOCATION OF INJURY:

CITY, STATE, ZIP:
COUNTY:
DESCRIBE HOW INJURY OCCURRED:

IF TRANSPORTATION INJURY, SPECIFY: NOT APPLICABLE

PLACE OF DEATH: NURSING HOME/LONG TERM CARE FACILITY
FACILITY OR ADDRESS: SOUNDVIEW REHABILITATION & HEALTH CARE
CITY, STATE, ZIP: ANACORTES, WASHINGTON 98221RESIDENCE STREET: 2217 - 14TH STREET
CITY, STATE, ZIP: ANACORTES, WA 98221
INSIDE CITY LIMITS: YES COUNTY: SKAGIT
TRIBAL RESERVATION: NOT APPLICABLE
LENGTH OF TIME AT RESIDENCE: 30 YEARSFATHER: ADOLPH KRANICH
MOTHER: EMMA CATHERINE [REDACTED]METHOD OF DISPOSITION: BURIAL
PLACE OF DISPOSITION: FERN HILL CEMETERYCITY, STATE: ANACORTES, WASHINGTON
DISPOSITION DATE: MAY 11, 2020

FUNERAL FACILITY: EVANS FUNERAL CHAPEL & CREMATORY, INC.

ADDRESS: 1105 32ND STREET
CITY, STATE, ZIP: ANACORTES, WASHINGTON 98221
FUNERAL DIRECTOR: LEONARD J. WILLIAMSMANNER OF DEATH: NATURAL
AUTOPSY: NO
WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE
CAUSE OF DEATH: NOT APPLICABLE
DID TOBACCO USE CONTRIBUTE TO DEATH: YES
PREGNANCY STATUS IF FEMALE: NO RESPONSECERTIFIER NAME: LESLIE A. ESTEP, MD
TITLE: PHYSICIAN
CERTIFIER ADDRESS: 227 FREEWAY DRIVE, SUITE A
CITY, STATE, ZIP: MOUNT VERNON, WA 98273
DATE SIGNED: MAY 08, 2020CASE REFERRED TO ME/CORONER: NO
FILE NUMBER: NOT APPLICABLE
ATTENDING PHYSICIAN: NOT APPLICABLELOCAL DEPUTY REGISTRAR: ISABEL M. CARBAJAL
DATE RECEIVED: MAY 10, 2020