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08/31/2020 03:39 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

LAW OFFICE OF COLE & GILDAY, P.C.
10101 270th St NW
Stanwood, WA 98292

COMMUNITY PROPERTY AGREEMENT AFFIDAVIT

GRANTOR:	RICHARD H. LEASE
GRANTEE:	THE PUBLIC
LEGAL DESCRIPTION:	LOT 40, BAY HILL VILLAGE, DIVISION 2, VOL 15 OF PLATS PGS 125 & 126, SKAGIT COUNTY, WASHINGTON
TAX PARCEL ID #:	P104453
XREFID:	4618-000-040-0009

ELAINE M. LEASE, being first duly sworn, deposes and says:

Affiant is the surviving spouse of RICHARD H. LEASE. who died in Skagit County, Washington, on October 28, 2019, having provided for the disposition of all community property as between affiant and said deceased spouse under a Community Property Agreement dated June 3, 2013 and recorded herewith in Skagit County, Washington;

At the time of death the community estate was completely solvent and there are no unpaid creditors of said decedent or of the former marital community nor unpaid funeral expenses or expenses of last illness;

There are no death taxes due to the State of Washington or to the federal government due to the unlimited marital tax deduction of the federal and state tax codes;

This Affidavit is made to effectuate future transfers of real property passing to the surviving spouse by virtue of said Community Property Agreement, including the following-described property in Island County, Washington:

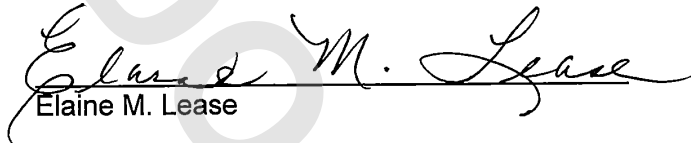
following-described property in Island County, Washington:

SEE EXHIBIT "A" FULL LEGAL ATTACHED HERETO.

Situate in Skagit County, Washington.

The Community Property Agreement had never been revoked or rescinded by either of the spouses, and therefore, I am the sole and rightful heir to all of the decedent's property, both real and personal.

This affidavit is made to induce title companies and their Underwriters to issue policies of title insurance on real property passing to the surviving spouse because it was community property or passing to the surviving spouse because it was separate property of the deceased which was converted to community property by said community property survivorship agreement or deed identified herein, all in reliance upon the representations set forth herein. The undersigned, for herself and for the undersigned's heirs, executors and administrators, indemnifies the Company or any other person, including a purchaser of the Real Estate, for any loss arising from reliance on any misstatement of fact herein.


Elaine M. Lease

(Intentionally left blank)

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that ELAINE M. LEASE 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 mentioned in the instrument.

Dated: August 18, 2020



Victoria L. Sisco
Signature
Notary Public, State of Washington

Victoria L. Sisco
Printed Name
My appointment expires: 11/19/2022

EXHIBIT "A"

LOT 40, BAY HILL VILLAGE DIV II, RECORDED IN VOLUME 15 OF PLATS,
PAGES 125 AND 126, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.