



202301130074

01/13/2023 03:43 PM Pages: 1 of 9 Fees: \$211.50
Skagit County Auditor

When Recorded Please Return To:
LAWRENCE A. PIRKLE
P.O. Box 1788
Mount Vernon, WA 98273
(360) 336-6587

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY <i>Debra Thompson</i>
DATE <i>1-13-23</i>

DOCUMENT TITLE(S):

AFFIDAVIT IN SUPPORT OF
COMMUNITY PROPERTY AGREEMENT

REFERENCE NUMBER(S):

GRANTOR:

PETE W. LUPINACCI, AS SURVIVING SPOUSE
OF MARILYN R. LUPINACCI (DECEASED)

GRANTEE:

PETE W. LUPINACCI

ASSESSOR'S PARCEL NUMBER(S):

P65165 (3907-003-004-0008)
P65166 (3907-003-005-0007)

LEGAL DESCRIPTION(S):

P65165 (3907-003-004-0008): Lot 4, Block 3,
"EASTGATE ADDITION PLAT NO. 1, MOUNT
VERNON, WASH.", according to the plat
recorded in Volume 7 of Plats, page 40 1/2,
records of Skagit County, Washington.

P65166 (3907-003-005-0007): Lot 5, Block 3,
"EASTGATE ADDITION PLAT NO. 1, MOUNT
VERNON, WASH.", according to the plat
recorded in Volume 7 of Plats, page 40 1/2,
records of Skagit County, Washington.

Situate in the County of Skagit, State of
Washington.

TERESA M. LUPINACCI
12914 111th Place NE
Kirkland, WA 98034

Daughter

Legal

MICHAEL J. LUPINACCI
3278 Wedgewood Loop
Coeur d'Alene, ID 83815

Son

Legal

8. I, PETE W. LUPINACCI, affirm that I am the sole and rightful heir to the property legally described above.

9. That the transfer of this property is exempted from the real estate excise tax pursuant to WAC 458-61A-202(6)(a).

DATED this 12th day of January, 2023.

Pete W. Lupinacci
PETE W. LUPINACCI

SIGNED AND SWORN to before me this 12th day of January, 2023.



LAWRENCE A. PIRKLE

[Signature]
NOTARY PUBLIC in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/23

Exhibit A

COMMUNITY PROPERTY AGREEMENT

AGREEMENT made in Skagit County, Washington, this 2nd day of June 2010, between PETE W. LUPINACCI ("Husband") and MARILYN LUPINACCI ("Wife"), husband and wife, both of whom are domiciled in the State of Washington. In consideration of their mutual agreements set forth below, the parties agree as follows:

1. Property Covered. This Agreement shall apply to all community property now owned or hereafter acquired by Husband and Wife, except for property for which a separate beneficiary designation has been or is hereafter made by Husband or Wife and approved in writing by the other spouse. Even though some items may have been or may be purchased or acquired by one or the other or both, or may have been or may be registered in the name of one or the other or both, all such property is referred to in this Agreement as the "described community property."

2. Vesting at Death of a Spouse. If Husband dies and Wife survives him, all of the described community property shall vest in Wife as of the moment of Husband's death. If Wife dies and Husband survives her, all of the described Community property shall vest in Husband as of the moment of Wife's death.

3. Disclaimer. Upon the death of either spouse, the surviving spouse may disclaim any interest passing under this Agreement in whole or in part, or with reference to specific parts, shares,

or property, in which event the interest disclaimed shall pass as if the provisions of section 2 had been revoked as to such interest with the surviving spouse entitled to the benefits provided by any alternate disposition, applicable to the disclaimed interest.

4. Automatic Revocation. The provisions of section 2 above shall be automatically revoked:

- a. Upon the filing by either party of a petition, complaint, or other pleading for separation, dissolution, or divorce; or
- b. Upon the establishment of a domicile out of the State of Washington by either party; or
- c. Immediately prior to death, if the order of death cannot be ascertained.

5. Optional Revocation by One Party. If either party becomes disabled, the other party shall have the power to terminate the provisions of section 2 above, and each party designates the other as attorney-in-fact to become effective upon disability to exercise such power. The termination shall be effective upon the delivery of written notice thereof to the disabled spouse and to the guardian(s), if any, of the person and of the estate of the disabled person. For purposes of this paragraph, a spouse shall be deemed disabled if a person duly licensed to practice medicine in the state of Washington signs a statement declaring that the person is unable to manage his or her own affairs.

6. Powers of Appointment. This Agreement shall not affect any power of appointment now held by or hereafter given to Husband or Wife or both of them, nor shall it obligate Husband or Wife or both of them to exercise any such power of appointment in any way.

7. Revocation of Inconsistent Agreements. To the extent this Agreement is inconsistent with the provisions of any Community Property Agreement, Will, or other arrangement previously made by the parties which affect the described community property, the terms of this Agreement shall be deemed to revoke such prior provisions to the extent of the inconsistency.

IN WITNESS WHEREOF, the said PETE W. LUPINACCI and MARILYN LUPINACCI have hereunto set their signatures this 2nd day of June 2010.

Pete W. Lupinacci
PETE W. LUPINACCI

Marilyn Lupinacci
MARILYN LUPINACCI

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me PETE W. LUPINACCI and MARILYN LUPINACCI, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed the same, as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2nd day of June 2010.



Gary T. Jones
Notary Public in and for the State
of Washington, residing at: Mount Vernon
My Commission Expires: 3/10/2014

EXHIBIT "B"

Assessor's Parcel Number: P65165 (3907-003-004-0008)

Lot 4, Block 3, "EASTGATE ADDITION PLAT NO. 1, MOUNT VERNON, WASH.", according to the plat recorded in Volume 7 of Plats, page 40 1/2, records of Skagit County, Washington.

Assessor's Parcel Number: P65166 (3907-003-005-0007)

Lot 5, Block 3, "EASTGATE ADDITION PLAT NO. 1, MOUNT VERNON, WASH.", according to the plat recorded in Volume 7 of Plats, page 40 1/2, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements and assessments of record, if any.

202301130074
2018-08-13 PM Page 2 of 2

STATE OF IDAHO
CERTIFICATION OF VITAL RECORD

STATE OF IDAHO
IDAHO DEPARTMENT OF HEALTH AND WELFARE
BUREAU OF VITAL RECORDS AND HEALTH STATISTICS
CERTIFICATE OF DEATH

Exhibit C

Date Filed AUGUST 13, 2018

State File No. 2018-08551

DECEDENT - LEGAL NAME MARILYN ROSALEE LUPINACCI			
SEX FEMALE	SOCIAL SECURITY NUMBER [REDACTED]	AGE 77 YEARS	DATE OF BIRTH [REDACTED]
BIRTHPLACE MARTIN, SOUTH DAKOTA		PLACE OF RESIDENCE MOUNT VERNON, WASHINGTON	
MARITAL STATUS AT TIME OF DEATH MARRIED		NAME OF SURVIVING SPOUSE (If wife, maiden name) PETE W. LUPINACCI	WAS DECEDENT EVER IN U.S. ARMED FORCES? NO
FATHER - NAME FREDERICK W. COWELL		BIRTHPLACE SOUTH DAKOTA	
MOTHER - MAIDEN NAME MARY [REDACTED]		BIRTHPLACE NEBRASKA	
METHOD OF DISPOSITION CREMATION		FUNERAL SERVICE LICENSEE DARIN BUTTERFIELD	
NAME AND ADDRESS OF FUNERAL FACILITY ENGLISH FUNERAL CHAPEL, INC., COEUR D'ALENE, IDAHO			
DATE OF DEATH AUG. 08, 2018	TIME OF DEATH 7:09 A.M.	CITY/TOWN OR LOCATION OF DEATH COEUR D'ALENE, IDAHO	COUNTY OF DEATH KOOTENAI
CAUSE OF DEATH (underlying cause last) a. VENTRICULAR FIBRILLATION		Approximate Interval Between Onset and Death 10 MINUTES	
b. END STAGE RENAL DISEASE		9 YEARS	
c. AORTIC STENOSIS		5 YEARS	
d. 			
OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH but not resulting in the underlying cause given above NONE STATED			WAS AN AUTOPSY PERFORMED? NO
MANNER OF DEATH NATURAL		NAME OF CERTIFIER LAUREN LEIGH SAUVE, N.P.	TITLE A.P.R.N.
CORONER SUBSEQUENT CERTIFICATION IF NECESSARY			
EXTERNAL CAUSES ONLY			
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY	INJURY AT WORK?
LOCATION WHERE INJURY OCCURRED			
DESCRIPTION OF HOW INJURY OCCURRED			

This is a true and correct reproduction of the document officially registered and placed on file with the IDAHO BUREAU OF VITAL RECORDS AND HEALTH STATISTICS.

DATE ISSUED: AUGUST 13, 2018

This copy not valid unless prepared on engraved border displaying state seal and signature of the Registrar.

James B. Aydelotte
JAMES B. AYDELOTTE
STATE REGISTRAR



* 0 0 1 0 4 4 7 2 7 *



UNOFFICIAL DOCUMENT