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04/13/2023 03:51 PM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor

Filed for Record at the Request of:

Aaron M. Rasmussen
North Sound Law Group PLLC
300 N. Commercial St.
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 6107
APR 13 2023

Amount Paid \$ 0
Skagit Co. Treasurer
By CT Deputy

DOCUMENT TITLE: Community Property Affidavit
GRANTOR: Barbara J. Eades, Deceased, by Johnny I. Eades, Surviving Spouse
GRANTEE: Johnny I. Eades, Surviving Spouse
ABBREV. LEGAL DESCRIPTIONS: S30-T35N-R05E - LOTS 1-12, 39-42, 47-50, BLOCK 1
CENTRAL ADDITION TO SEDRO
ASSESSOR'S TAX/PARCEL ID'S 4156-001-008-0004 / P76378
4156-001-012-0016 / P76380
4156-001-042-0002 / P76388
4156-001-050-0001 / P76392 (Full Legals on Pg. 2)

COMMUNITY PROPERTY AFFIDAVIT

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT) ss.

JOHNNY I. EADES, being first duly sworn, upon oath deposes and says:

1. I am the lawful surviving spouse of BARBARA J. EADES ("Decedent"), who died on April 4, 2023. Decedent's death certificate is attached hereto. At that time and at all times referenced in this document, Decedent and I both resided in the State of Washington.
2. On October 14, 1985, Decedent and I, while married, executed an agreement entitled Community Property Agreement ("the Agreement"), the original of which is attached hereto. In the Agreement, Decedent and I declared all property we then owned, along with any property acquired thereafter by either or both spouses, to be our community property. The Agreement further provides that such community property immediately vested in my sole ownership as the surviving spouse upon Decedent's death. Decedent and I were both legally competent at the time of the Agreement and executed no subsequent Wills or other instruments that had the effect of abrogating or nullifying the Agreement.
3. At the time of and as a result of the Agreement, and at all subsequent times, all real and personal property in which the either Decedent or I had any interest was our community property.

4. Among the items that Decedent and I held as community property at the time of her death was the following described real estate, situated in the City of Sedro-Woolley, County of Skagit, State of Washington:

Lots 1 through 8, Block 1, CENTRAL ADDITION TO SEDRO, according to the plat thereof recorded in Volume 1 of Plats, page 31, records of Skagit County, Washington. (Tax/Parcel ID No. 4156-001-008-0004 / P76378)

Lots 9, 10, 11 and 12, Block 1, "CENTRAL ADDITION TO SEDRO, WASHINGTON, 1890," as per recorded in Volume 1 of Plats, page 31, records of Skagit County, Washington. (Tax/Parcel ID No. 4156-001-012-0016 / P76380)

Lots 39, 40, 41 and 42, Block 1, "Central Addition to Sedro, Washington, 1890," according to the plat thereof, recorded in Volume 1 of Plats, page 31, records of Skagit County, Washington. (Tax/Parcel ID No. 4156-001-042-0002 / P76388)

Lots 47, 48, 49 and 50, Block 1, "CENTRAL ADDITION TO SEDRO, WASHINGTON, 1890," as per recorded in Volume 1 of Plats, page 31, records of Skagit County, Washington. (Tax/Parcel ID No. 4156-001-050-0001 / P76392)

Subject to restrictions, reservations, easements, agreements, and all other matters of record, if any.

5. All expenses of Decedent's last illness, funeral, and costs of administration were paid, and there are no unpaid creditors of Decedent or our former community estate.
6. No state or federal transfer taxes were payable in Decedent's estate.
7. Decedent executed a Will on August 14, 2020, designating me as the sole beneficiary of her estate. No proceedings have occurred, nor are any proceedings contemplated, to probate Decedent's estate.
8. This affidavit is made to induce any and all title insurance companies to issue policies of title insurance on real property that passed to me as Decedent's surviving spouse, whether acquired as community property or converted to community property by operation of the Agreement, in reliance upon the representations herein set forth.

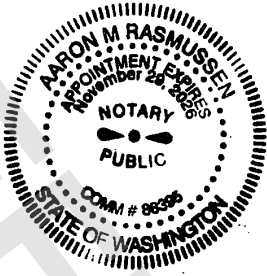
DATED this 10th day of April, 2023.



JOHNNY I. EADES

SUBSCRIBED and SWORN (or affirmed) to before me this 10 day of April, 2023.

Aaron M. Rasmussen



NOTARY PUBLIC in and for the State of

Washington, residing at Mt. Vernon

My appointment expires 11/29/26

UNOFFICIAL DOCUMENT

COMMUNITY PROPERTY AGREEMENT

THIS AGREEMENT was made and entered into at Seattle, King County, Washington, on 10/14/85 by and between JOHNNY ITO EADES and BARBARA JANET EADES, husband and wife, according to the provisions of RCW 26.16.120 which provides for the fixing by agreement of the status and disposition of property of husbands and wives.

In consideration of the affection each bears for the other and the mutual benefits accruing hereunder, it is hereby covenanted and agreed by the parties as follows:

1. All property, of whatever kind and character and wherever situate, by either of them owned, hereafter acquired in any manner, and/or accruing to them in any manner, shall be, and it is hereby, declared, constituted, and conclusively considered to be community property; and each conveys, assigns, and quitclaims unto the other his or her interest in all separate property to him or her now belonging or hereafter acquired, so as to convert the same, and the whole thereof, into community property, to the end that title to all such property shall pass to the survivor on the death of either party, as provided hereinafter.

2. On the death of either of these parties, title to all their community property, as defined above, shall at once vest in the survivor in fee simple.

3. In the absence of other evidence indicating the parties' intent to terminate this agreement, it shall nevertheless be deemed mutually terminated and of no further force or effect upon the occurrence of either or both of the following events:

(a) Upon either party filing an action with a court of competent jurisdiction requesting dissolution of their marriage or a decree of separate maintenance.

(b) Upon the simultaneous death of both parties (as defined in their Wills).

(c) In the event either party hereto shall become

INITIALS: JE BE DATE: 10-14-85 PAGE 1

THE CAMERON LAW OFFICES

STATE OF WASHINGTON
DEPARTMENT OF HEALTH



CERTIFICATE OF DEATH



CERTIFICATE NUMBER: 2023-016506

DATE ISSUED: 04/05/2023
FEE NUMBER:

FIRST AND MIDDLE NAME(S): BARBARA JANET
LAST NAME(S): EADES

COUNTY OF DEATH: SKAGIT
DATE OF DEATH: APRIL 04, 2023
HOUR OF DEATH: 10:12 AM
SEX: FEMALE AGE: 76 YEARS
SOCIAL SECURITY NUMBER: [REDACTED]

PLACE OF DEATH: DECEDENT'S HOME
FACILITY OR ADDRESS: 907 ALEXANDER STREET
CITY, STATE, ZIP: SEDRO-WOOLLEY, WASHINGTON 98284

HISPANIC ORIGIN: NO, NOT SPANISH/HISPANIC/LATINO
RACE: WHITE

RESIDENCE STREET: 907 ALEXANDER STREET
CITY, STATE, ZIP: SEDRO WOOLLEY, WA 98284
INSIDE CITY LIMITS: YES COUNTY: SKAGIT
TRIBAL RESERVATION: NOT APPLICABLE
LENGTH OF TIME AT RESIDENCE: 17 YEARS

BIRTH DATE: [REDACTED]
BIRTHPLACE: ANACORTES, WA

FATHER: JOHN ALVIN STEVENS
MOTHER: JUNE EDITH [REDACTED]

MARITAL STATUS: MARRIED
SURVIVING SPOUSE: JOHNNY I EADES

METHOD OF DISPOSITION: CREMATION
PLACE OF DISPOSITION: MOUNT VERNON CREMATORY

OCCUPATION: PROGRAM MANAGER
INDUSTRY: EDUCATION
EDUCATION: BACHELOR'S DEGREE
US ARMED FORCES: NO

CITY, STATE: MOUNT VERNON, WASHINGTON
DISPOSITION DATE: APRIL 10, 2023

INFORMANT: JOHN EADES
RELATIONSHIP: HUSBAND
ADDRESS: 907 ALEXANDER STREET, SEDRO-WOOLLEY, WA 98284

FUNERAL FACILITY: LEMLEY CHAPEL

ADDRESS: 1008 THIRD ST
CITY, STATE, ZIP: SEDRO WOOLLEY, WASHINGTON 98284
FUNERAL DIRECTOR: DOUGLAS E. HUTTER

CAUSE OF DEATH:
A: METASTATIC BREAST CANCER
INTERVAL: 12 YEARS
B: INTERVAL:
C: INTERVAL:
D: INTERVAL:

OTHER CONDITIONS CONTRIBUTING TO DEATH:

MANNER OF DEATH: NATURAL
AUTOPSY: NO
WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE:
CAUSE OF DEATH: NOT APPLICABLE
DID TOBACCO USE CONTRIBUTE TO DEATH: NO
PREGNANCY STATUS IF FEMALE: NO RESPONSE

DATE OF INJURY:
HOUR OF INJURY:
INJURY AT WORK:
PLACE OF INJURY:

CERTIFIER NAME: ANITA M. MEYER, MD
TITLE: PHYSICIAN
CERTIFIER ADDRESS: 227 FREEWAY DRIVE, SUITE A
CITY, STATE, ZIP: MOUNT VERNON, WASHINGTON 98273
DATE SIGNED: APRIL 04, 2023

LOCATION OF INJURY:

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

CASE REFERRED TO ME/CORONER: NO
FILE NUMBER: NOT APPLICABLE
ATTENDING PHYSICIAN: NOT APPLICABLE

IF TRANSPORTATION INJURY, SPECIFY: NOT APPLICABLE

LOCAL DEPUTY REGISTRAR: ISABEL M. CARBAJAL
DATE RECEIVED: APRIL 05, 2023



Affidavit for Correction

This is a legal document. Complete in ink and do not alter.

STATE OFFICE USE ONLY

State File Number Fee Number Initials Date Affidavit Number

Required information must match current information on record

Record Type: Birth Death Marriage Dissolution (Divorce)
1. Name on Record: First Middle Last 2. Date of Event: MM/DD/YYYY 3. Place of Event: (City or County)
4. Father/Parent Full Birth Name (Spouse A for Marriage or Dissolution) 5. Mother/Parent Full Birth Name (Spouse B for Marriage or Dissolution)
6. Name of Person Requesting Correction: Relationship to Person on Record: Self Parent(s) Guardian Funeral Director Informant Other (specify) Hospital

7. Return Mailing Address: PO Box or Street Address City State Zip
Telephone Number: () Email Address:

Use the section below for requesting any changes on the record. The record is incorrect or incomplete as follows:

Table with 2 columns: The record currently shows: (8, 10, 12) and The true fact is: (9, 11, 13)

I declare under penalty of perjury under the laws of the State of Washington that the forgoing is true and correct.

14a. Signature: Printed name: Date: 14b. Signature of 2nd parent (if required): Printed name: Date:

INSTRUCTIONS - go to www.doh.wa.gov for more information

Required proof documentation must be submitted with the affidavit and include full name and birth date. Examples of proof documentation include:
• Birth/Marriage/Divorce record • Military record (DD-214) • School transcripts • Social Security Numident Report
• Certificate of Naturalization • Hospital/medical record • Copy of Passport / Enhanced ID • Green/Permanent Resident card (I-551)
You cannot use a Driver's license, Social Security card, or hospital decorative birth certificate as proof documentation.

Birth Certificates

- 1. Only a parent(s), legal guardian (if the child is under 18), or the named individual (if 18 or older) may change the birth certificate.
 - 2. The proof(s) must match the asserted fact(s). For example, if the affidavit says the name should be Mary Ann Doe, the proof must show the name to be Mary Ann Doe.
 - 3. Proof documentation must be five or more years old or established within five years of birth.
 - 4. This affidavit cannot be used to add a parent to a birth certificate (use Acknowledgment of Parentage form DOH 422-159).
- Child under 18: If legal guardian(s), include certified court order proving guardianship. Up to age one or up to one year following the filing of an Acknowledgment of Parentage form, last name can be changed once to either parents' name on certificate (can be any combination of the first, middle or last names); thereafter, a court order is required to change the last name. No proof is required to change the first or middle name.* To correct parent's information, one proof documentation is required. To correct the sex of the child, one proof documentation from a medical provider is required. *To change any part of the name of a child using this form, signatures from both parents listed on the certificate are required. If one parent is deceased, submit a death certificate with request.
- Adult (18 years or older): Only the adult can change his or her birth certificate. If the first or middle name is missing, three pieces of proof documentation are required. If the first, middle and/or last name is misspelled, or month and/or day of birth is incorrect, two pieces of proof documentation are required. To correct parent's birth date, place of birth, or name, one proof documentation is required.

Death Certificates

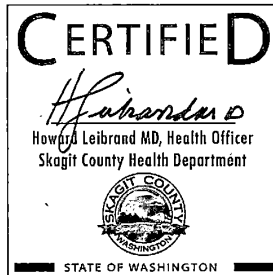
- 1. Only the informant may change the non-medical information without proof documentation. The funeral director, executors/administrators, or a family member may change the non-medical information with proof documentation. Family members are spouse or registered domestic partner, parent, sibling, or adult child or stepchild. Marital status requires a certified court order if someone other than the informant is requesting the change.
- 2. The medical information (cause of death) may be changed only by the certifying physician or the coroner/medical examiner.

Marriage/Dissolution (Divorce) Certificates

- 1. Personal facts (minor spelling changes in name, date or place of birth, or residence) may be changed by the person with one piece of proof documentation.
- 2. To change the date or place of marriage or dissolution, the officiant (marriage) or clerk of court (dissolution) must complete and submit the affidavit.



Certificate not valid unless the Seal of the State of Washington changes color when heat applied.



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