

Return Address:

GUARDIAN NORTHWEST TITLE COMPANY
1301-B RIVERSIDE DRIVE
P.O. BOX 1667
MOUNT VERNON, WA 98273

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 07/11/2023

AFFIDAVIT (LACK OF PROBATE)

The undersigned affiant/grantee Bonnie Sue Chalmers, being first duly sworn
Name of Affiant

deposes and states as follows: That they are a rightful heir as listed on heirs at law, to the real

property described below, and is daughter
Relationship to decedent

of Marilyn Rose Lanphere, who died on 8/5/22
Decedent/Grantor *Date*

at Sedro Woolley Skagit WA
City *County* *State*

REAL PROPERTY SUBJECT TO THE AFFIDAVIT:

Abbreviated Legal Description: _____

Ptn. Lot 45, Tract No. 2 of PEAVEY'S ACREAGE

Assessor's Property Tax Parcel/Account Number: P18033/3916-002-045-009
(Attach full legal description of the property)

☐ Decedent left no Last Will and Testament.

☒ Decedent left a Last Will and Testament which HAS NOT been Probated or Revoked.

"Heirs at law" includes surviving spouse, children, adopted children, issue of
predeceased child or adopted child, parents, brothers and sisters of the decedent.
Affiant hereby identifies all heirs at law of the decedent: (use additional pages if
necessary)

(Page 1 of _____)

The Affiant declares that the following are all the "Heirs at Law" of the decedent; "Heirs at Law" includes surviving spouse, children, adopted children, issue of predeceased child or adopted child, parents, brother s and sisters of the decedent (including those not inheriting part of the decedent's estate):

William Lanphere, 84, Husband

Full name, age and relationship

26948 Duffy Rd Sedro Woolley WA 98284

Address

City

State

Zip

Phillip Lanphere, 45, child

Full name, age and relationship

26948 Duffy Rd Sedro Woolley WA 98284

Address

City

State

Zip

Bonnie chalmers, 54, child

Full name, age and relationship

clarksville Tennessee

Address

City

State

Zip

Brenda Lanphere, 51, child

Full name, age and relationship

26948 Duffy Rd Sedro Woolley WA 98284

Address

City

State

Zip

Full name, age and relationship

Address

City

State

Zip

Full name, age and relationship

Address

City

State

Zip

Full name, age and relationship

Address

City

State

Zip

Full name, age and relationship

Address

City

State

Zip

Full name, age and relationship

Address

City

State

Zip

Full name, age and relationship

Address

City

State

Zip

(Attach more sheets if necessary)

Dated: 14 Jun 2023Bonnie Sue Chalmers

Affiant's full name

931-237-2486

Telephone number

414 Cook DriveClarksville TN 37042

City

Street

State

Zip Code

Bonnie Sue Chalmers 14 Jun 2023

Signature

Date

State of Tennessee County of MontgomeryI know or have satisfactory evidence that Bonnie Chalmers

(name of person)

is the person who appeared before me, and said person acknowledged that (he/she) signed this affidavit and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this affidavit.

Dated: 06/14/2023Brenda Baldwin

Signature of Notary Public

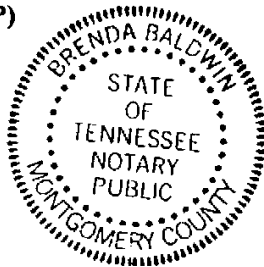
(SEAL OR
STAMP)Residing at: 251 Dover Rd, Clarksville, TNNotary Public in and for the State of TNMy appointment expires: 01/13/2027

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 26948 Duffy Road, Sedro-Woolley, WA 98284

Tax Parcel Number(s): P68033/3966-002-045-0009

Property Description:

PARCEL A:

That portion of Lot 45, Tract No. 2 of "PEAVEY'S ACREAGE", according to the plat thereof recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the North line of said Lot 45 and the Southwesterly line of the James Young and Sterling Road which runs through said Lot 45;

thence Southeasterly along the Southwesterly line of said road a distance of 125 feet;

thence West parallel with the North line of said Lot 45 to the Skiyou Slough;

thence Northerly along said slough to the North line of said Lot 45;

thence East to the point of beginning;

EXCEPT roads.

PARCEL B:

That portion of Lot 45, Tract No., 2 of "PEAVEY'S ACREAGE", according to the plat thereof recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington lying Southwesterly of the James Young and Sterling Road;

EXCEPT the following described tract:

Beginning at the intersection of the North line of said Lot 45 and the Southwesterly line of the James Young and Sterling Road which runs through said Lot 45;

thence Southeasterly along the Southwesterly line of said road a distance of 125 feet;

thence West parallel with the North line of said Lot 45 to the Skiyou Slough;

thence Northerly along said slough to the North line of said Lot 45;

thence East to the point of beginning;

EXCEPT roads.