

## 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 Brenda Kay Anne Lanphere, 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 08/05/2022  
*Decedent, Grantor* *Date*

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

**REAL PROPERTY SUBJECT TO THE AFFIDAVIT:**

Abbreviated Legal Description: \_\_\_\_\_

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

Assessor's Property Tax Parcel/Account Number: Pl68033/3966-002-045-0009  
(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

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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 : 06/13/2023

Brenda Kay Anne Lanphere

*Affiant's full name*

360 708 2963

*Telephone number*

26948 Duffy Road

Sedro Woolley

*Street*  
WA

98284

*City*

*State*

*Zip Code*

Brenda Kay Anne Lanphere

06/13/2023

*Signature*

*Date*

State of Washington County of Skagit

I know or have satisfactory evidence that Brenda Kay Anne Lanphere  
*(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: 6 / 13 / 2023

(SEAL OR  
STAMP)

KYLE BEAM  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210008  
COMMISSION EXPIRES 09/11/2023

Kyle Beam  
*Signature of Notary Public*

Residing at: Skagit

Notary Public in and for the State of Washington

My appointment expires: 09/11/2023

This notarial act involved the use of communication technology

**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.