

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 Phillip Ray 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 Son
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: P168033/3946-002-045-0009
(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

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: 7-3-23Phillip Ray Lanphere

Affiant's full name

260-840-21394

Telephone number

26945 Duffy Rd.Sedro-Woolley

City

WA

State

98284

Zip Code

Phillip Ray Lanphere

Signature

7-3-23

Date

State of WashingtonCounty of SkagitPhillip Lanphere ^{Ray} ~~LL~~

I know or have satisfactory evidence that

Phillip 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: 7 / 3 / 23Doug Clark

Signature of Notary Public

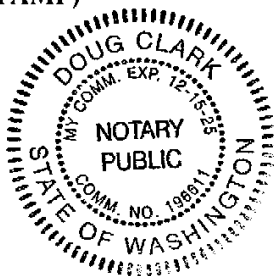
(SEAL OR
STAMP)Residing at: Sedro Woolley WANotary Public in and for the State of WashingtonMy appointment expires: 12 / 2025

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.