

FILED FOR RECORD AT REQUEST OF:

ELDER LAW OFFICES OF
MEYERS, NEUBECK & HULFORD, P.S.
2828 Northwest Avenue
Bellingham, WA 98225-2335

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Shannon Burrow
Affidavit No. 20239095
Date 12/20/2023

WHEN RECORDED RETURN TO:

ELDER LAW OFFICES OF
MEYERS, NEUBECK & HULFORD, P.S.
2828 Northwest Avenue
Bellingham, WA 98225-2335

LACK OF PROBATE AFFIDAVIT

GRANTOR: WILLIAM W. KETCHESIDE
GRANTEE: MARCIA E. KETCHESIDE
PARCEL NUMBER: P121259
LEGAL DESCRIPTION: UNIT 14, FARMINGTON SQUARE CONDOMINIUM
(Full legal found on pages 2-7)
REFERENCE NUMBERS: 201908280059 (Previous Deed)

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I, MARCIA E. KETCHESIDE, being first duly sworn on oath, depose and say:

THAT I am the surviving spouse of WILLIAM W. KETCHESIDE, who died testate on the 6th day of August, 2022, in Bellingham, Whatcom County, Washington State, and who was a resident of Burlington, Skagit County, Washington State, with a certified copy of said death certificate attached hereto as **Exhibit A**;

THAT said WILLIAM W. KETCHESIDE and I were married on the 25th day of June, 1959. and that there were two (2) children born of this marriage, namely, DEBRA A. JOHNSON and JEFFREY W. KETCHESIDE, all of whom are adults; that there were no other children born of WILLIAM W. KETCHESIDE who are now deceased leaving issue surviving, nor had he ever adopted any children;

UNDOCUMENTED

THAT WILLIAM W. KETCHESIDE executed his Last Will and Testament on the 28th day of March, 2011, and a copy is attached hereto as **Exhibit B**. Since title to the subject community property herein passed to the Affiant, surviving spouse, via operation of law, this it is Affiant's intent not to probate said Will (as it is not required);

THAT pursuant to the above referenced documentation and pursuant to the operation of law, I am the sole and rightful heir to the real property described herein below. My name, age, relationship and address is as follows:

MARCIA E. KETCHESIDE, age 82, Surviving Spouse
483 Windmill Lane
Burlington, Washington 98233

THAT the expenses of the last illness and funeral and burial of the decedent have been paid, as evidenced by receipts in my possession, or provisions have been made for full payment of any and all future and currently unknown expenses connected therewith;

THAT the decedent had never received from the State of Washington assistance consisting or nursing facility services, home and community-based services, related hospital and prescription drug services, or any other type of medical assistance;

THAT there is no State of Washington Inheritance Tax due as a result of the decedent's death;

THAT there is no Federal Estate Tax due as a result of the decedent's death;

THAT no probate of the Estate of WILLIAM W. KETCHESIDE has been instituted, nor is such probate contemplated;

THAT all of the real property owned by the decedent at the time of his death, or in which he had an interest was community property was situated in Skagit County, Washington and is more particularly described as follows:

UNIT 14, FARMINGTON SQUARE CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED JANUARY 28, 2004, UNDER AUDITOR'S FILE NO. 200401260053 AND ANY AMENDMENTS THERETO, AND SURVEY MAP AND PLANS THEREOF RECORDED JANUARY 28, 2004, UNDER AUDITOR'S FILE NO. 200401280084, RECORDS OF SKAGIT COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

SUBJECT TO **EXHIBIT C** ATTACHED HERETO AND MADE A PART
HEREOF.

Parcel No.:P121259

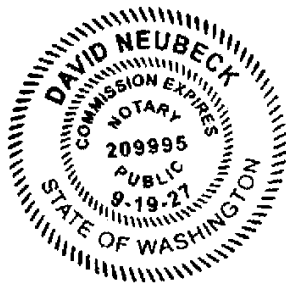
THAT this affidavit is made solely to induce a title company to issue its policies of title insurance on real property passing to the Affiant(s) in reliance upon the representations set forth above. Affiant(s) agree(s) to indemnify and hold the title company harmless from loss or damage which it may suffer as a result of said reliance.


Dated this 14th day of December, 2023.



MARCIA E. KETCHESIDE

SUBSCRIBED AND SWORN to before me, by MARCIA E. KETCHESIDE, this 14th
day of December, 2023.





DAVID M. NEUBECK
Notary Public in and for the
State of Washington
Residing in Bellingham
My commission expires: 09/19/2027

STATE OF WASHINGTON
DEPARTMENT OF HEALTH

EXHIBIT A**CERTIFICATE OF DEATH**

CERTIFICATE NUMBER: 2022-040221

DATE ISSUED: 08/10/2022
FEE NUMBER: 37FIRST AND MIDDLE NAME(S): **WILLIAM WILKS**
LAST NAME(S): **KETCHESIDE**COUNTY OF DEATH: **WHATCOM**
DATE OF DEATH: **AUGUST 06, 2022**
HOUR OF DEATH: **02:30 AM**
SEX: **MALE** AGE: **82 YEARS**
SOCIAL SECURITY NUMBER: [REDACTED]PLACE OF DEATH: **HOSPITAL**
FACILITY OR ADDRESS: **PEACEHEALTH ST JOSEPH HOSPITAL**
CITY, STATE, ZIP: **BELLINGHAM, WASHINGTON 98225**HISPANIC ORIGIN: **NO, NOT SPANISH/HISPANIC/LATINO**
RACE: **WHITE**RESIDENCE STREET: **483 WINDMILL LN**
CITY, STATE, ZIP: **BURLINGTON, WA 98233-4031**
INSIDE CITY LIMITS: **YES** COUNTY: **SKAGIT**
TRIBAL RESERVATION: **NOT APPLICABLE**
LENGTH OF TIME AT RESIDENCE: **3 YEARS**BIRTH DATE: [REDACTED]
BIRTHPLACE: **KNOXVILLE, AR**FATHER: **WILLIAM EDWARD KETCHESIDE**
MOTHER: **MARJORIE MONTEZ** [REDACTED]MARITAL STATUS: **MARRIED**
SURVIVING SPOUSE: **MARCIA ELAINE HARGRAVE**METHOD OF DISPOSITION: **CREMATION**
PLACE OF DISPOSITION: **LICENSED DIRECTOR CREMATORIUM**OCCUPATION: **LOAN OFFICER**
INDUSTRY: **REAL ESTATE**
EDUCATION: **ASSOCIATE DEGREE**
US ARMED FORCES: **NO**CITY, STATE: **BLAINE, WASHINGTON**
DISPOSITION DATE: **AUGUST 10, 2022**INFORMANT: **MARCIA ELAINE KETCHESIDE**
RELATIONSHIP: **WIFE**
ADDRESS: **483 WINDMILL LN, BURLINGTON, WA 98233**FUNERAL FACILITY: **JERNS FUNERAL CHAPEL**ADDRESS: **4131 HANNEGAN RD SUITE #106**
CITY, STATE, ZIP: **BELLINGHAM, WASHINGTON 98225**
FUNERAL DIRECTOR: **JAKE WAGGONER**CAUSE OF DEATH:
A: **BILATERAL PNEUMONIA**
INTERVAL: **4 DAYS**
B: **COVID-19 INFECTION**
INTERVAL: **4 DAYS**
C:
INTERVAL:
D:
INTERVAL:OTHER CONDITIONS CONTRIBUTING TO DEATH: **ACUTE RENAL FAILURE ON
CHRONIC KIDNEY DISEASE STAGE 4, POLYCYTHEMIA VERA,
HEMOCHROMATOSIS, SECONDARY MYELOFIBROSIS, ANEMIA OF CHRONIC
DISEASE**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: **SHELLEY RICE, MD**
TITLE: **PHYSICIAN**
CERTIFIER ADDRESS: **2800 & 2806 DOUGLAS**
CITY, STATE, ZIP: **BELLINGHAM, WASHINGTON 98225**
DATE SIGNED: **AUGUST 09, 2022**

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: **DEBBIE L. HOLDEN**
DATE RECEIVED: **AUGUST 09, 2022**



Affidavit for Correction

Mail to: Center for Health Statistics
P.O. Box 47814
Olympia, WA 98504-7814
360-236-4300

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
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Required information must match current information on record

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

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:

The record currently shows:		The true fact is:	
8.		9.	
10.		11.	
12.		13.	

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

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

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.

*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.

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.

This is a true and exact certification of the record officially registered and on file with the Washington State Department of Health, issued under the authority of Chapter 70.58 RCW, and at the direction of Greg Thompson, Health Officer.

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



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EXHIBIT B

DISCLAIMER

The following form is provided by Lawoffice.com from West Legal Directory for informational purposes only and is intended to be used as a guide prior to consultation with an attorney familiar with your specific legal situation. Lawoffice.com is not engaged in rendering legal or other professional advice, and this form is not a substitute for the advice of an attorney. If you require legal advice, you should seek the services of an attorney. © 2000 Lawoffice.com. All rights reserved.

JOINT AND MUTUAL WILL: Last will and testament of husband and wife, leaving the estate to the survivor and to the children upon the death of the survivor

Will of William W. Ketcheside and Marcia E. Ketcheside

We, William W. Ketcheside and Marcia E. Ketcheside, husband and wife, of 22632 Fieldstone Lane, Skagit County, Washington declare this to be our last will and testament.

I.

We revoke all prior wills and codicils by us, or either of us, heretofore made.

II.

1. We have 2 children as the issue of our marriage. The children are:

Name	Birth Date	Address
Debra A. Johnson	06/11/60	19925 Maplewood Dr. Edmonds, WA
Jeffrey Ketcheside	06/30/64	5801 Wimsey Lane Bainbridge Island, WA

2. All of the above-mentioned children are living. We have no deceased children.

3. The terms "child" and "children" as used in this will include the children mentioned in this will, any children born hereafter of whom we are the parents, and any children we may hereafter adopt.

III.

We have intentionally omitted to make provision in this will for any future spouse which either one of us might have.

IV.

This will is made pursuant to a written agreement between us, dated March 28, 2011, by which it was mutually agreed that we would execute a joint and mutual will, leaving to the survivor all property, real and personal, of the party first to die, and on the death of the survivor, leaving all of his or her property to our children equally, share and share alike.

V.

It is our desire that, subject to the provisions of Paragraph VII, the survivor of us shall have absolutely and in fee simple all the property, real, personal, or mixed, which either or both of us may own or have any interest in at the death of the one of us first to die. Accordingly, we hereby devise and bequeath, subject to the provisions of Paragraph VII, unto such survivor all of such property.

VI.

It is our desire, and we hereby so direct, that on the death of the survivor of us, all of his or her property, real, personal, or mixed, shall be divided among our children equally, share and share alike. In the event any child or children predeceases the survivor of us, the children of the deceased child or children shall take per stirpes and share only in the portion the child would have received had he or she survived.

VII.

In the event that we die within 2 days of one another, the dispositive provisions of Paragraph V shall be inoperative, and all our property whether owned jointly or severally shall pass under the provisions of Paragraph VI.

VIII.

We appoint the survivor of us, William W. Ketcheside or Marcia E. Ketcheside as the case may be, as the executor of this will, and direct that no bond or other form of security be required of the survivor by reason of his or her acting in such capacity.

IX.

We appoint Debra Johnson, of ~~19925~~ Maplewood Dr, Snohomish County, Washington, and Jeffrey Ketcheside, of 5801 Wimsey Lane, Kitsap County as the co-executors of this will, to serve without bond, when the survivor of us dies or in the event our deaths occur simultaneously, or in such proximity so as to preclude the survivor of us

from acting in that capacity, or in the event the survivor of us is otherwise unable or unwilling to serve as the executor.

We, and each of us, make, publish, and declare this to be our last will and testament, subscribing our names on March 28, 2011, at 22632 Fieldstone Lane, Skagit County, Washington, in the presence of these attesting witnesses, who subscribe their names to this will on March 28, 2011, at our request and in our presence.

William W. Ketcheside

Marcia E. Ketcheside

ATTESTATION CLAUSE

On the date last above written, William W. Ketcheside and Marcia E. Ketcheside, known to us to be the persons whose signatures appear at the end of this will, declared to us, the undersigned, that the foregoing instrument, consisting of 3 pages, including the page on which we have signed as witnesses, was their joint and mutual will. They then signed the will in our presence and, at their request, in their presence and in the presence of each other, we now sign our names as witnesses.

[Signature]

residing at

1615 Buck Way Ste B.
Mount Vernon, WA 98273

[Signature]

residing at

1615 Buck Way #B
Mount Vernon WA 98273

residing at

EXHIBIT C
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on CITY OF BURLINGTON SHORT PLAT NO. 4-79:
Recording No: 7910260042

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on CITY OF BURLINGTON SHORT PLAT NO. BU-5-01:
Recording No: 200107200120

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 27, 2002
Auditor's No(s): 200209270024, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For:

The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to:

Overhead facilities. Electric transmission and distribution lines; fiber optic cable and other lines, cables and facilities for communication; meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any of the foregoing; and

Underground facilities. Conduits, lines, cables, vaults, switches and transformers for electricity; fiber optic cable and other lines, cables and facilities for communications; semi buried or ground mounted facilities and pads, manholes, meters, fixtures. Attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing.

Affects:

Easement No. 1: All streets and road rights-of-way as now or hereafter designated, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All easements as now or hereafter designed, designated, and/or platted, within the above described property.

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: October 28, 2002
 Auditor's No(s): 200210280102, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For:

The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to:

Overhead facilities. Poles, towers and other support structures with crossarms, braces, guys and anchors; electric transmission and distributions lines; fiber optic cable and other lines, cables and facilities for communication; transformers, street lights, meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing; and

Underground facilities. Conduits, lines, cables, vaults, switches and transformers for electricity; fiber optic cable and other lines, cables and facilities for communications; semi-buried or ground mounted facilities and pads, manholes, meters, fixtures, attachment and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing.

Affects:

Beginning at a point of intersection of the North line of the above described tract and the West line of Woolen Road, said point being the Southeast corner of Tract 1 of Burlington Short Plat No. 4-79, approved October 25, 1979 and recorded October 26,

1979 in Volume 3 of Short Plats, page 201, under Auditor's File No. 7910260042, said point being the true point of beginning;
 Thence West along the North line of the above described tract 10 feet;
 Thence South 10 feet parallel with the West line of Woolen Road;
 Thence East to the West line of Woolen Road;
 Thence North along the West line of Woolen Road to the true point of beginning.

5. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: January 24, 2003
 Auditor's No.: 200301240126, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Underground electric system, together with necessary appurtenances

6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 Recorded: June 4, 2003
 Auditor's No(s): 200306040116, records of Skagit County, Washington
 Executed By: Hansell- Mitzel Limited Liability Company

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on FARMINGTON SQUARE CONDOMINIUM:
 Recording No: 200401280084

8. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
 Recorded: January 28, 2004
 Auditor's No.: 200401280083, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 27, 2010 and August 24, 2010
Recording No.: 201004270099 and 201008240102

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 28, 2004
Auditor's No(s): 200401280083, records of Skagit County, Washington
Imposed By: Farmington Square, L.L.C.
10. Notice contained in deed:
Recorded: June 7, 2005
Auditor's No.: 200506070116
Regarding: Skagit County Right to Farm
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Farmington Square Owner's Association.
14. Assessments, if any, levied by City of Burlington.