



202406070011

06/07/2024 08:42 AM Pages: 1 of 7 Fees: \$309.50  
Skagit County Auditor

JONES BUTLER DOLAN, PS  
P.O. Box 458  
Stanwood, WA 98292  
360-629-3833

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20240874  
JUN 07 2024

Amount Paid \$ 0  
By Skagit Co. Treasurer Deputy  
[Signature]

**COMMUNITY PROPERTY AFFIDAVIT  
OF SURVIVING SPOUSE**

**Document Title:** Community Property Affidavit of Surviving Spouse  
**Grantor:** Ronald Ralph Weaver  
**Grantee:** Teresa Nadine Weaver  
**Assessor Parcel No:** P37268 (350423-2-002-0002)  
**Abbreviated Legal:** N 243 FT W 298 FT NW 1/4 NW 1/4 SEC 23 TWP 35N R4E  
**Reference Number:** 200107300158

UNOFFICIAL DOCUMENT

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF SNOHOMISH )

Teresa N. Weaver, being first duly sworn, on oath deposes and says:

**1. Surviving Spouse**

I am a resident of Skagit County, Washington, and I am the surviving spouse of Ronald R. Weaver, deceased, who died on March 15, 2024, in the State of Arizona. A certified copy of Ronald R. Weaver's Certificate of Death is attached hereto as Exhibit A.

**2. Community Property Agreement**

On August 3, 2023, Decedent and I, as husband and wife, validly executed a written Community Property Agreement, which has remained valid and in full force since its execution, pursuant to RCW 26.16.120. The Community Property Agreement is attached hereto as Exhibit B.

**3. Purpose of this Affidavit**

The statements set forth in this affidavit are representations of facts that may be relied upon by all parties dealing with the real property located in Skagit County, Washington, more fully described below, as well as any personal property or financial assets owned by Ronald R. Weaver at the time of his death.

**4. Real Property**

Decedent and I acquired the real property described below by Quit Claim Deed, dated July 24, 2001, and recorded pursuant to Skagit County AFN 200107300158.

The North 243 feet of the West 298 feet of the Northwest 1/4 of the Northwest 1/4, Section 23, Township 35 North, Range 4 East, W.M., records of Skagit County, Washington.

**5. Community Property Subject to the Agreement**

All of the community property is subject to the Community Property Agreement, more fully described above, the disposition of all such property is controlled by the Agreement, and all of the community property passed to Teresa N. Weaver upon Decedent's death.

6. Probate

No proceedings have occurred or are anticipated to have a Will of Decedent admitted to probate, to have a Personal Representative appointed for Decedent, or to set aside, cancel, or revoke the Community Property Agreement.

7. Decedent's Debts, Expenses, Taxes

All debts and expenses of Decedent, and any liabilities or obligations of the marital community have been paid in full, and no estate taxes are due.

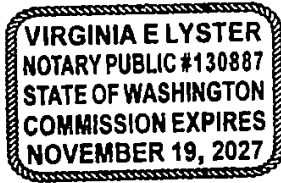
Signed in Stanwood, Washington, this 6 day of June, 2023.

*Teresa N. Weaver*  
TERESA N. WEAVER

STATE OF WASHINGTON )  
  ) ss.  
COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that Teresa N. Weaver is the person who appeared before me, and she acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this this 6 day of June, 2023



*Virginia E. Lyster*  
VIRGINIA E. LYSTER  
Notary Public  
In and for the State of Washington  
My appointment expires: 11-19-2027

STATE OF ARIZONA  
CERTIFICATION OF VITAL RECORD

202403070041  
03/18/2024 10:42 AM Page 4 of 4

ORIGINAL  
STATE COPY

STATE OF ARIZONA  
DEPARTMENT OF HEALTH SERVICES-BUREAU OF VITAL RECORDS  
CERTIFICATE OF DEATH

State File Number  
102-2024-014349

1. DECEDENT'S LEGAL NAME (FIRST, MIDDLE, LAST, SUFFIX) RONALD, RALPH, WEAVER		2. AKA'S (IF ANY)		3. DATE OF DEATH 03/15/2024									
4. SEX MALE		5. SOCIAL SECURITY NUMBER		6. DATE OF BIRTH		7. AGE 81 YEARS							
8. CITY/TOWN, COUNTY AND ZIP OR LOCATION OF DEATH LAKE HAVASU CITY, MOHAVE, 86406						9. PLACE OF DEATH (TYPE OF PLACE OF DEATH AND FACILITY NAME/ADDRESS) SECONDARY HOME - 3405 ARAPAHO DRIVE							
10. BIRTHPLACE (CITY AND STATE OR FOREIGN COUNTRY) BELLINGHAM, WASHINGTON		11. MARITAL STATUS MARRIED		12. NAME OF SURVIVING SPOUSE PRIOR TO FIRST MARRIAGE (FIRST, MIDDLE, LAST, SUFFIX) TERESA, NADINE, LINEHAN									
13. DECEDENT'S USUAL RESIDENCE ADDRESS (STREET, CITY, COUNTY, STATE, ZIP) 21748 RATCHFORD ROAD, SEDRO WOOLLEY, SKAGIT, WA, 98284						14. DECEDENT'S HISPANIC ORIGIN(S) NO: NOT SPANISH/HISPANIC/LATINO		15. DECEDENT'S RACE(S) WHITE		16. EVER IN ARMED FORCES NO		17. OCCUPATION AUTOBODY REPAIR/PAINTER	
18. FATHER'S NAME (FIRST, MIDDLE, LAST, SUFFIX) FLORES, WILLIAM, WEAVER				19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (FIRST, MIDDLE, LAST, SUFFIX) EUNICE, GERTUDE, HAZEL				20. INFORMANT'S NAME (FIRST, MIDDLE, LAST, SUFFIX) TERESA, NADINE, WEAVER				21. RELATIONSHIP SPOUSE	
22. INFORMANT'S MAILING ADDRESS 21748 RATCHFORD ROAD, SEDRO WOOLLEY, WA, 98284						23. NAME AND ADDRESS OF FUNERAL FACILITY OR RESPONSIBLE PERSON BRADBURY MEMORIAL CENTER 3317 HIGHWAY 95 N, LAKE HAVASU CITY, AZ, 86404		24. FUNERAL DIRECTOR'S NAME OR RESPONSIBLE PERSON KRISTINA, MARIE, SANQUIST		25. LICENSE NUMBER FDL-01702			
26. METHOD(S) OF DISPOSITION BURIAL		27. NAME AND LOCATION OF 1ST DISPOSITION FACILITY GREEN HILLS CEMETERY, BURLINGTON, WA, US		28. NAME AND LOCATION OF 2ND DISPOSITION FACILITY				29. A. IMMEDIATE CAUSE OF DEATH ACUTE CARDIOPULMONARY FAILURE				30. APPROXIMATE INTERVAL HOURS	
31. B. DUE TO OR AS A CONSEQUENCE OF PARKINSON'S DISEASE		32. APPROXIMATE INTERVAL YEARS		33. C. DUE TO OR AS A CONSEQUENCE OF				34. APPROXIMATE INTERVAL					
35. D. DUE TO OR AS A CONSEQUENCE OF		36. APPROXIMATE INTERVAL		CAUSE OF DEATH PART II									
37. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO THE DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I				38. INJURY? NO		39. INJURY AT WORK?		40. MANNER OF DEATH NATURAL DEATH					
				41. TIME OF DEATH 08:12 AM		42. WAS AN AUTOPSY PERFORMED? NO		43. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?					
44. NAME OF PERSON COMPLETING CAUSE OF DEATH VIVEK, NARASIMHAN				45. DATE CERTIFIED 03/15/2024									
46. CERTIFIER'S ADDRESS 1695 MESQUITE AVENUE #108, LAKE HAVASU CITY, AZ, 86403													

Date Registered: 03/18/2024

Date Issued: 03/18/2024

VS-49 Rev. 12/2017



This is a true certification of the facts on file with the Arizona Department of Health Services, Bureau of Vital Records, PHOENIX, ARIZONA  
Revised 07/2016

*Krystal Colburn*  
KRYSTAL COLBURN  
ASSISTANT STATE REGISTRAR

This copy not valid unless prepared on a form displaying the State Seal and impressed with the raised seal of the issuing agency.



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

**COMMUNITY PROPERTY AGREEMENT  
OF  
RONALD RALPH WEAVER & TERESA NADINE WEAVER**

This Agreement is made this 3<sup>rd</sup> day of August, 2023, between Ronald R. Weaver (“Husband” or “Spouse”) and Teresa N. Weaver (“Wife” or “Spouse”), husband and wife, married April 1, 1977, both of whom are domiciled in the State of Washington, pursuant to Section 26.16.120 of the Revised Code of Washington.

In consideration of the mutual love and affection that we have for each other, and in consideration of the mutual benefits to be derived by each of us, it is hereby agreed, covenanted and promised as follows:

**1. Property Covered**

This Agreement shall apply to all community or separate property now owned or hereafter acquired by Husband and Wife or either of them (except for assets for which a separate beneficiary designation has been or is hereafter made by Husband and Wife and approved by the other spouse) even though some items may have been or may be purchased or acquired by one or the other or both or may have been or may be registered in the name of one or the other or both. All such property is declared to be community property of Husband and Wife and is referred to in this Agreement as the “described community property”.

**2. Vesting at Death of a Spouse**

If Husband dies and Wife survives him by thirty (30) days, all of the described community property shall vest in Wife as of the moment of Husband’s death. Otherwise, said community property shall be distributed pursuant to Husband’s Last Will and Testament. If Wife dies and Husband survives her by thirty (30) days, all of the described community property shall vest in Husband as of the moment of Wife’s death. Otherwise, said community property shall be distributed pursuant to Wife’s Last Will and Testament.

### **3. Disclaimer**

Upon the death of either Spouse, the surviving Spouse may disclaim any interest passing under this Agreement in whole or in part, or with reference to specific parts, shares, or assets thereof, in which event the interest disclaimed shall pass as if the provisions of Paragraph 2 had been revoked as to such interest with the surviving spouse entitled to the benefits provided by any alternate disposition.

### **4. Powers of Appointment**

This Agreement shall not affect any power of appointment that is now held or is hereafter given to Husband, Wife, or either of them, nor shall it obligate Husband, Wife, or either of them, to exercise any such power of appointment in any way.

### **5. Revocation of Inconsistent Agreements**

To the extent this Agreement is inconsistent with the provisions of any community property agreement or other arrangement previously made by the parties affecting the described community property, the terms of this Agreement shall be deemed to revoke such prior provisions to the extent of the inconsistency.

### **6. Automatic Revocation**

The provisions of Paragraph 2 shall be automatically revoked:

- (a) Upon the establishment of a domicile outside the State of Washington by either Spouse;
- (b) Upon the filing by either Spouse of a petition, complaint or other pleading for separation, dissolution or divorce;
- (c) Immediately prior to death of both spouses, if the order of death cannot be ascertained; or,
- (d) If a Spouse has applied for federal or state benefits for the benefit of a disabled spouse and the non-disabled spouse dies first.

**7. Optional Revocation by One Spouse Due to Incapacity of Other**

If either Spouse becomes incapacitated or disabled, the other Spouse shall have the power to terminate the provisions of Paragraph 2 and each Spouse designates the other as Attorney-in-Fact to become effective upon incapacity or disability thereof to the disabled Spouse and to the guardian(s), if any, of the person and estate of the incapacitated or disabled person. For the purposes of this paragraph, a Spouse shall be deemed incapacitated or disabled if: (a) a physician who has treated the Spouse for at least two (2) years certifies that the Spouse is unable to manage his or her own affairs; or (b) two (2) independent physicians so certify.

August 3, 2023.

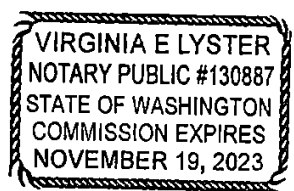
  
\_\_\_\_\_  
RONALD R. WEAVER


  
\_\_\_\_\_  
TERESA N. WEAVER

STATE OF WASHINGTON )  
                                  ) ss.  
COUNTY OF SNOHOMISH )

On this day personally appeared before me Ronald R. Weaver and Teresa N. Weaver, to me known to be the individuals described in and who executed the within and foregoing Community Property Agreement, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3 day of August, 2023.



  
\_\_\_\_\_  
VIRGINIA E. LYSTER  
Notary Public  
In and for the State of Washington  
My appointment expires: 11/19/2023