

FILED AT REQUEST OF/RETURN TO:  
SKAGIT LAW GROUP, PLLC  
P.O. BOX 336  
MOUNT VERNON, WA 98273

**AFFIDAVIT IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT**

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Grantor(s): **PENNY L. BARNARD, now deceased**  
 Grantee(s): **WALTER C. BARNARD, surviving spouse**  
 Abbreviated Legal: PTN W ½ E ½ NE ¼ SE ¼ SEC 25, T 35N, R 1 E., W.M  
 Additional Legals: Exhibit A  
 Tax Account Nos: 350125-0-154-0102 / P32169

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STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SKAGIT )

**WALTER C. BARNARD**, being first duly sworn, on oath, deposes and says:

1. This Affidavit provides information for the record regarding that certain Community Property Agreement dated September 8, 2000, and executed by **WALTER C. BARNARD** and **PENNY L. BARNARD** husband and wife (the "Agreement"). The Agreement was recorded in the Office of the County Auditor in Skagit County, Washington, on December 18, 2024, under File No. 202412180025. The statements set forth in this Affidavit are representations of fact that maybe relied upon by all parties dealing with any property, whether real or personal, belonging to the above-named parties, including but not limited to that certain real estate located in Skagit County, Washington, and more fully described on Exhibit "A" attached and made a part hereof.

2. **PENNY L. BARNARD** (the "Decedent") was one of the parties to the Agreement and died on November 23, 2024, in Mount Vernon, Skagit County, Washington.

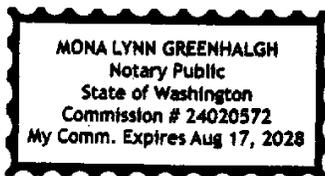
3. The parties to the Agreement were legally competent at the time of the Agreement and executed no subsequent Wills or agreements that would have the effect of abrogating or nullifying the Agreement. The Agreement was validly executed and in full force and effect at the time of the Decedent's death.

4. The value of Decedent's estate as of the date of death, including all real and personal property, exceeded her liabilities, and her estate consisted only of community property.
5. The Decedent left no separate property whatsoever.
6. All obligations of the community composed of the Decedent and the affiant owing at the date of the Decedent's death have been paid or will be paid in full, and all expenses of last illness and for funeral and burial services of the Decedent have been paid.
7. The gross value of the assets in the gross taxable estate of the Decedent was not sufficient to require a federal or state estate tax return or create any other tax liabilities.
8. The only person who would qualify under law as beneficiary to Decedent's estate was her surviving spouse.

DATED: 12/30/24

  
WALTER C. BARNARD

SIGNED AND SWORN to before me this 30<sup>th</sup> day of December, 2024.



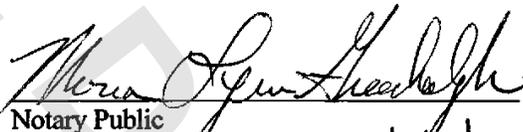
  
Notary Public  
Mona Lynn Greenhalgh  
(Type or Print Name of Notary)  
My Appointment Expires: 8/17/2028

EXHIBIT "A"  
Legal Description

That portion of the West Half of the East Half of the Northeast Quarter of the Southeast Quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian described as follows:

Beginning at the Northwest corner of the described subdivision which is also a 1/64 corner;  
Thence South  $0^{\circ}34'30''$  West along the West line of said subdivision, a distance of 40.00 feet to the true point of beginning;  
Thence continuing South  $0^{\circ}34'30''$  West a distance of 100.00 feet;  
Thence South  $89^{\circ}56'30''$  East on a line parallel to the North line of said subdivision a distance of 138.54 feet;  
Thence North  $0^{\circ}37'30''$  East a distance of 100.00 Feet;  
Thence North  $89^{\circ}56'30''$  West, a distance of 138.62 feet to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "A"  
AFFIDAVIT IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT