

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

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Lena Thompson  
DATE 02/07/2025

**AFFIDAVIT IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT**

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Grantor(s): **CURTIS A. BUHER, now deceased**  
Grantee(s): **LORI J. BUHER, surviving spouse**  
Abbreviated Legal: Ptn NE ¼ Section 32, Township 34 North, Range 03 E.W.M.  
Additional Legals: Exhibit A  
Tax Account No: 340332-0-009-0000 / P23019

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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

**LORI J. BUHER**, being first duly sworn, on oath, deposes and says:

1. This Affidavit provides information for the record regarding that certain Community Property Agreement dated June 1, 2021, and executed by **CURTIS A. BUHER** and **LORI J. BUHER**, husband and wife (the "Agreement"). The Agreement was recorded in the Office of the County Auditor in Skagit County, Washington, on November 20, 2024, under File No. 202411202024. 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. **CURTIS A. BUHER** (the "Decedent") was one of the parties to the Agreement and died on December 20, 2021, 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 his liabilities, and his 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 his surviving spouse.

DATED: February 7, 2025.

Lori J. Buher  
LORI J. BUHER

SIGNED AND SWORN to before me this 7<sup>th</sup> day of February, 2025.



Elizabeth Scott  
Notary Public  
ELIZABETH SCOTT

(Type or Print Name of Notary)  
My Appointment Expires: 3/9/27

EXHIBIT "A"  
Legal Description

Part of the Southeast Quarter of the Northeast Quarter, Section 32, Township 34 North, Range 3 East, Willamette Meridian, described as follows:

Beginning at a point North 88°48'19" West 422.5 feet from the East Quarter corner of said Section;

Thence North 1°01'35" East 253.5 feet to the true point of beginning;

Thence North 14°48'26" West 176.51 feet;

Thence North 6°17'27" West 64.88 feet;

Thence North 80°18'40" East 290.00 feet to the Westerly line of County road;

Thence South 36°25'49" East along the West line of said County Road 297.63 feet to the Northeast corner of that certain tract conveyed to Maurice L. Johnson, et al by deed recorded under Auditor's File No. 284662;

Thence North 88°48'19" West 127.65 feet;

Thence South 1°01'35" West 51.47 feet;

Thence North 88°48'19" West 274.0 feet to the true point of beginning,

EXCEPT roads;

AND EXCEPT that portion thereof lying within the following described boundaries to-wit:

Beginning at a point 2.25 chains West of the Southeast corner of the Northeast Quarter of said Section 32;

Thence North 15 rods and 10 feet;

Thence West 16 rods and 10 feet;

Thence South 15 rods and 10 feet;

Thence East 16 rods and 10 feet to the place of beginning.

Situated in Skagit County, Washington.

EXHIBIT "A"

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