

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 05/19/2025

AFFIDAVIT IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT

Grantor(s): **ROBERT H. MAINARD, JR., now deceased**
 Grantee(s): **SHARON L. MAINARD, surviving spouse**
 Abbreviated Legal: Ptn SW ¼ Section 33, Township 35, Range 04 E.W.M.
 Additional Legals: Exhibit A
 Tax Account No: 4083-000-006-0006/P72498

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

SHARON L. MAINARD, being first duly sworn, on oath, deposes and says:

1. This Affidavit provides information for the record regarding that certain Community Property Agreement dated October 15, 2019, and executed by **ROBERT H. MAINARD, JR.** and **SHARON L. MAINARD**, husband and wife (the "Agreement"). The Agreement was recorded in the Office of the County Auditor in Skagit County, Washington, on May 12, 2025, under File No. 202505120044. 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. **ROBERT H. MAINARD, JR.** (the "Decedent") was one of the parties to the Agreement and died on April 7, 2025, in Mount Vernon, Skagit County, Washington.

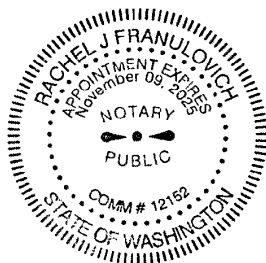
3. The parties to the Agreement were legally competent at the time of the Agreement and executed no subsequent Wills or agreements that would have the effect of abrogating or nullifying the Agreement. The Agreement was validly executed and in full force and effect at the time of the Decedent's death.

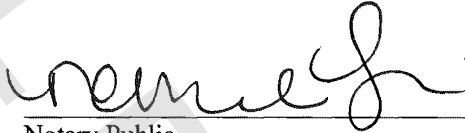
4. The value of Decedent's estate as of the date of death, including all real and personal property, exceeded his liabilities, and his estate consisted only of community property.
5. The Decedent left no separate property whatsoever.
6. All obligations of the community composed of the Decedent and the 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: May 19, 2025.


SHARON L. MAINARD

SIGNED AND SWORN to before me this 19th day of May, 2025.




Notary Public
Rachel Franulovich

(Type or Print Name of Notary)

My Appointment Expires: 11-09-2025

EXHIBIT "A"
Legal Description

LOTS 5 AND 6, EXCEPT THE SOUTH 38 FEET OF LOT 6, FAIRVIEW ADDITION,
REPLAT IN TRACTS 35 AND 38, PLAT OF THE BURLINGTON ACREAGE PROPERTY,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 55,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

EXHIBIT "A"
AFFIDAVIT IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT