

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 06/09/2025

**AFFIDAVIT IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT**

Grantor(s): **JOHN D. LAM, now deceased**  
Grantee(s): **BARBARA A. LAM, surviving spouse**  
Abbreviated Legal: PTN NE 1/4 SW 1/4, SEC 24, T 34 N., R 3 E., W.M.  
Additional Legals: Page 1  
Tax Account Nos: 340324-0-029-0006 / P22543

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

**BARBARA A. LAM**, being first duly sworn, on oath, deposes and says:

1. This Affidavit provides information for the record regarding that certain Community Property Agreement dated November 27, 2024, and executed by **JOHN D. LAM** and **BARBARA A. LAM**, husband and wife (the "Agreement"). The Agreement was recorded in the Office of the County Auditor in Skagit County, Washington, on March 26, 2025, under File No. 202503260067. The statements set forth in this Affidavit are representations of fact that may be 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, described as follows:

The East 109.28 feet of the West 439.28 feet of the North 200 feet of the Northeast Quarter of the Southwest Quarter of Section 24, Township 34 North, Range 3 East of the Willamette Meridian.

2. **JOHN D. LAM** (the "Decedent") was one of the parties to the Agreement and died on January 28, 2025, in Burlington, 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.

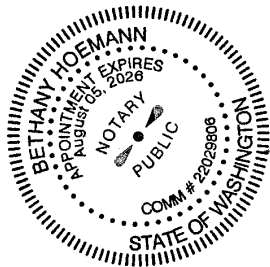
7. The gross value of the assets in the gross taxable estate of the Decedent was not sufficient to require a federal or state estate tax return or create any other tax liabilities.

8. The only person who would qualify under law as beneficiary to Decedent's estate was his surviving spouse.

DATED: June 5, 2025.

Barbara A. Lam  
BARBARA A. LAM

SIGNED AND SWORN to before me this 5<sup>th</sup> day of June, 2025.



BH  
Notary Public  
BETHANY HOEMANN

(Type or Print Name of Notary)  
My Appointment Expires: August 5, 2026