

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 06/20/2025

AFFIDAVIT IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT

Grantor(s): **RONALD G. BAKER, now deceased**
 Grantee(s): **GENEVIEVE E. BAKER, surviving spouse**
 Abbreviated Legal: Lot 29, Country Club Meadows #3
 Additional Legals: Page 1
 Tax Account Nos: 4593-000-029-0008 / P102713

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

GENEVIEVE E. BAKER, being first duly sworn, on oath, deposes and says:

1. This Affidavit provides information for the record regarding that certain Community Property Agreement dated March 20, 2009, and executed by **RONALD G. BAKER**, and **GENEVIEVE E. BAKER**, husband and wife (the "Agreement"). The Agreement was recorded in the Office of the County Auditor in Skagit County, Washington, on June 11, 2025, under File No. 202506110036. 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 as:

Lot 29, "PLAT OF COUNTRY CLUB MEADOWS DIV. NO. 3," as per plat recorded in Volume 15 of Plats, pages 60 and 61, records of Skagit County, Washington.

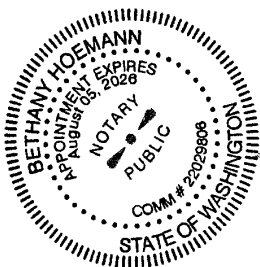
2. **RONALD G. BAKER** (the "Decedent") was one of the parties to the Agreement and died on November 22, 2024, in Mount Vernon, Skagit County, Washington.

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 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 16, 2025.

Genevieve E. Baker
GENEVIEVE E. BAKER

SIGNED AND SWORN to before me this 16th day of June, 2025.



Bethany Hoemann
Notary Public
BETHANY HOEMANN

(Type or Print Name of Notary)

My Appointment Expires: August 5, 2026