

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

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Kaylee Oudman  
DATE 10/14/2025

**AFFIDAVIT IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT**

Grantor(s): **JOHN VIRDEN, now deceased**  
Grantee(s): **MARILYN T. VIRDEN, surviving spouse**  
Abbreviated Legal: PTN SE ¼ NW ¼, SEC. 30, TWP 34N, RGE 4 E., W.M.  
Additional Legals: Exhibit A  
Tax Account Nos: 340430-0-186-0006 / P29027;  
340430-0-187-0005 / P29028

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

**MARILYN T. VIRDEN**, being first duly sworn, on oath, deposes and says:

1. This Affidavit provides information for the record regarding that certain Community Property Agreement dated August 28, 2019, and executed by **JOHN VIRDEN** and **MARILYN T. VIRDEN**, husband and wife (the "Agreement"). The Agreement was recorded in the Office of the County Auditor in Skagit County, Washington, on September 17, 2025, under File No. 202509170058. 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. **JOHN VIRDEN** (the "Decedent") was one of the parties to the Agreement and died on April 21, 2023, 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.

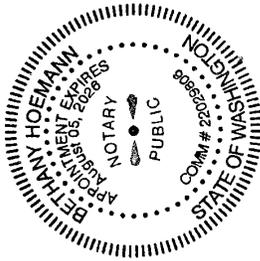
7. The gross value of the assets in the gross taxable estate of the Decedent was not sufficient to require a federal or state estate tax return or create any other tax liabilities.

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

DATED: October 9, 2025.

*Marilyn T. Virden*  
\_\_\_\_\_  
MARILYN T. VIRDEN

SIGNED AND SWORN to before me this 9<sup>th</sup> day of October, 2025.



*BH*  
\_\_\_\_\_  
Notary Public  
BETHANY HOEMANN  
(Type or Print Name of Notary)  
My Appointment Expires: August 5, 2026

EXHIBIT "A"  
Legal Description

Parcel A – PID 29027

THAT PORTION OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 93 FEET WEST OF THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 266 FEET; THENCE WEST 60 FEET; THENCE SOUTH 266 FEET; THENCE EAST 60 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT ROAD AND ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON FOR STREET PURPOSES BY DEED RECORDED JUNE 27, 1972, UNDER AUDITOR'S FILE NO. 789383

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B – PID 29028

THAT PORTION OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 33 FEET WEST OF THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 266 FEET; THENCE WEST 60 FEET; THENCE SOUTH 266 FEET; THENCE EAST 60 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THAT PORTION LYING SOUTH OF THE NORTH LINE OF BLACKBURN ROAD AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED AUGUST 14, 1973 AS AUDITOR'S FILE NO. 789381.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "A"

AFFIDAVIT IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT