

FILED FOR RECORD AT REQUEST OF:

ELDER LAW OFFICES OF
MEYERS, NEUBECK & HULFORD, P.S.
2828 Northwest Avenue
Bellingham, WA 98225-2335

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20253602
Date 11/03/2025

WHEN RECORDED RETURN TO:

ELDER LAW OFFICES OF
MEYERS, NEUBECK & HULFORD, P.S.
2828 Northwest Avenue
Bellingham, WA 98225-2335

**AFFIDAVIT IN SUPPORT OF
COMMUNITY PROPERTY AGREEMENT**

GRANTOR: MARCIA A. BIANCHI, deceased
GRANTEE: MONTE E. BIANCHI
PARCEL NUMBER: P81956
LEGAL DESCRIPTION: NORTHRIDGE ESTATES CONDOMINIUM, Unit 123
(Full legal description found on pages 2-3)
REFERENCE NUMBERS: 8211160032 (Deed)
202509250063 (CPA)

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I, MONICA C. FERY, (“Affiant”), being first duly sworn on oath, deposes and says:

1. The Community Property Agreement, recorded under the Skagit County Auditor’s recording number referenced above, was executed by MARCIA A. BIANCHI (“Decedent”) and MONTE E. BIANCHI (“spouse”), dated March 32, 2017. The Community Property Agreement and this Affidavit have been recorded for the estate of the Decedent. It is intended that the statements set forth herein shall be considered representations of fact which may be relied upon by all parties.

2. The Decedent died on September 11, 2025, in Mount Vernon, Skagit County, Washington, and was at the time of their death a resident of Mount Vernon, Skagit County, Washington, as evidenced by the Death Certificate attached hereto as **Exhibit A**.

3. That I was appointed as Personal Representative for the Estate of Monte E. Bianchi, on September 19, 2025, by the Superior Court of the State of Washington for Whatcom County under Cause No. 25-4-00905-37, as evidenced by the Letters Testamentary attached hereto as **Exhibit B.**

4. The parties to the Community Property Agreement entered into no subsequent Wills or Agreements which would have the effect of abrogating or nullifying the above-mentioned Community Property Agreement.

5. The Decedent left no separate estate.

6. Among other items of community property is the real property commonly known as 2731 Firwood Lane #123, Mount Vernon, Skagit County, Washington, which is legally described as follows:

APARTMENT UNIT 123 "NORTHRIDGE ESTATES CONDOMINIUM", AS SHOWN ON "SURVEY AND FLOOR PLANS" FILED FEBRUARY 22, 1980 UNDER AUDITOR'S FILE NO. 8002220034, IN VOLUME 12 OF PLATS, PAGES 91 TO 98, INCLUSIVE, AND AS IDENTIFIED BY DECLARATION RECORDED UNDER AUDITOR'S FILE NO. 8002220033 AND AS FURTHER IDENTIFIED BY AMENDMENT OF DECLARATION RECORDED FEBRUARY 8, 1982 UNDER AUDITOR'S FILE NO. 8202080028. (SAID CONDOMINIUM BEING ALL OF TRACT "C" AND PORTION OF TRACT "D" OF "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 89 AND 90, RECORDS OF SKAGIT COUNTY, WASHINGTON; THE LEGAL DESCRIPTION BEING PARCELS "A" AND "E" SET FORTH IN ARTICLE 5 OF SAID DECLARATION RECORDED UNDER AUDITOR'S FILE NO. 8002220033.)

TOGETHER WITH AN UNDIVIDED .027778 PERCENTAGE INTEREST IN THE COMMON AND LIMITED COMMON AREAS WITHIN SAID CONDOMINIUM, AS SET FORTH IN SAID DECLARATION RECORDED UNDER AUDITOR'S FILE NO. 8002220033, AND SHOWN ON SAID "SURVEY AND FLOOR PLANS".

TOGETHER WITH A NON-EXCLUSIVE AND EXCLUSIVE USE OF THE COMMON AREAS AND LIMITED COMMON AREAS AS SET FORTH IN SAID DECLARATION RECORDED UNDER AUDITOR'S FILE NO. 8002220033.

AND TOGETHER WITH RIGHT TO USE THAT CERTAIN ADDITIONAL UNCOVERED PARKING SPACE UNDER THE TERMS OF ARTICLES 5 & 7 OF SAID DECLARATION RECORDED UNDER AUDITOR'S FILE NO. 8002220033, AND DELINEATED ON THE "SURVEY AND FLOOR PLANS", AND AS THE SAME EXISTS ON THE GROUND.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

7. All obligations of the community owing at the date of death of the Decedent have been paid in full or provided for, and all expenses of last illness and for funeral and burial services have been paid in full or provided for.

8. The Decedent was survived by their spouse, MONTE E. BIACHI, who was a resident of Mount Vernon, Skagit County, Washington, at the time of their death.

8. No inheritance tax or estate tax is due to either the State of Washington or to the United States of America as a result of the Decedent's death.

10. This affidavit is made, in part, to induce a title company to issue its policies of title insurance on real property passing to the spouse in reliance upon the representations set forth above. Affiant agrees to indemnify and hold the title company harmless from loss or damage which may be suffered as a result of said reliance. The transfer of real property by this affidavit is made pursuant to WAC 458-61A-202(6)(a).

Dated this 29 day of October, 2025.

Monica C Fery
MONICA C. FERY

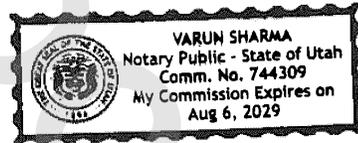
Subscribed and sworn before me on this 29 day of October, 2025
by MONICA C. FERY.

Varun Sharma
(Signature)

Varun Sharma
(Printed Name)

Notary Public in and for the
State of Idaho
Residing in Utah

My commission expires: August 6, 2029



2025 SEP 22 AM 11:18

Exhibit "A"

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY

<p>IN THE MATTER OF THE ESTATE OF</p> <p>MONTE E. BIANCHI,</p> <p style="text-align: right;">Deceased.</p>	<p>No. 25 4 00905 37</p> <p>LETTERS TESTAMENTARY</p>
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WHEREAS, the last Will of **MONTE E. BIANCHI**, deceased, was on the 19TH day of September, 2025 duly exhibited, proven, and recorded in our said Superior Court.

AND WHEREAS, it appears that, **MONICA C. FERY** has been named Executrix in and by said will;

NOW, THEREFORE, know all persons by these presents, that we do hereby appoint and authorize **MONICA C. FERY**, Executrix, to execute said Will according to law.

WITNESS **Kacie B. Emerick**, Court Commissioner of said Superior Court and the seal of said Court hereto affixed this 19th day of September, 2025.



County Clerk and Ex-Officio Clerk of the Superior Court of Whatcom County, Washington

By Jennifer O'Neil, Deputy Clerk

CERTIFICATE

STATE OF WASHINGTON]
COUNTY OF WHATCOM] ss.

I, **RAYLENE KING**, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above entitled matter, and were on the 22nd day of September, 2025 duly entered of record.

I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court, this 22 day of September 2025



County Clerk and Ex-Officio Clerk of the Superior Court of Whatcom County, Washington

By Jennifer O'Neil, Deputy Clerk