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04/06/2026 01:15 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

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P.O. Box 1788  
Mount Vernon, WA 98273

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DOCUMENT TITLE(S): COMMUNITY PROPERTY AGREEMENT

REFERENCE NUMBER(S): N/A

GRANTOR: MELISSA ANN KEELER, SURVIVING  
SPOUSE OF TEDDY "TED" MICHAEL  
KEELER (DECEASED)

GRANTEE: PUBLIC

ASSESSOR'S PARCEL NUMBER: P126428 (4935-000-035-0000)

LEGAL DESCRIPTION: Lot 35, "PLAT OF MONTREAUX, PHASE,"  
as per plat recorded on July 23, 2007, under  
Auditor's File No. 200707230124, records of  
Skagit County, Washington.

Situate in the City of Mount Vernon, County  
of Skagit, State of Washington.

AFFIDAVIT IN SUPPORT  
OF  
COMMUNITY PROPERTY AGREEMENT

STATE OF WASHINGTON        )  
  ) ss.  
COUNTY OF SKAGIT         )

MELISSA ANN KEELER, being first duly sworn, on oath, deposes and says:

1. This Affidavit provides information for the record regarding that certain Community Property Agreement dated the 19th day of September, 2013, executed by TEDDY "TED" MICHAEL KEELER and MELISSA ANN KEELER, husband and wife (the "Agreement"), a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference. The statements set forth in this Affidavit are representations of fact which may be relied upon by all parties dealing with the property commonly known as 818 Hickory Place, Mount Vernon, Washington 98274, and legally described as follows:

**Assessor's Parcel Number: P126428 (4935-000-035-0000)**

Lot 35, "PLAT OF MONTREAUX, PHASE," as per plat recorded on July 23, 2007, under Auditor's File No. 200707230124, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

2. TEDDY "TED" MICHAEL KEELER (the "Decedent") was one of the parties to the Agreement and died on February 11, 2026, as a resident of Skagit County, Washington. A copy of the Decedent's Death Certificate is attached hereto as Exhibit "B" and incorporated herein by this reference.

3. The parties to the Agreement were legally competent at the time of the Agreement and executed no subsequent Wills or agreement which would have the effect of abrogating or nullifying the Agreement.

4. The Decedent left no separate property.

5. All obligations of the community composed of the Decedent and the affiant owing at the date of the Decedent's death have been paid in full, and all expenses of last illness and for funeral and burial services of the Decedent have been paid.

6. The Decedent was survived by the following persons:

<u>Name and Address</u>	<u>Relationship</u>	<u>Age</u>
MELISSA ANN KEELER 818 Hickory Place Mount Vernon, WA 98274	Spouse	Legal
MICHAEL STEVEN KEELER 1950 Bluebird Lane Highland, IL 62249	Son	Legal
JANET LYNN SCHWETZ 18312 West Stevens Road Burlington, WA 98233	Daughter	Legal
KELLY ANN REEP 1030 D'Jorup St. Camano Island, WA 98282	Daughter	Legal

7. I, MELISSA ANN KEELER, affirm that I am the sole and rightful heir to the property legally described above.

8. That the transfer of this property is exempted from the real estate excise tax pursuant to WAC 458-61A-202(6)(a).

DATED this 1<sup>st</sup> day of April, 2026.

Melissa A. Keeler  
MELISSA ANN KEELER

SIGNED AND SWORN to before me this 1<sup>st</sup> day of April, 2026.



LAWRENCE A. PIRKLE  
[Signature]  
NOTARY PUBLIC in and for the  
State of Washington,  
Residing at Mount Vernon  
My Commission Expires: 5/7/27