

Filed for Record at the Request of:

Aaron M. Rasmussen  
Attorney at Law  
1101 Eighth Street, Suite A  
Anacortes, Washington 98221



200408090152  
Skagit County Auditor

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Document Title: AFFIDAVIT  
Grantor: BEVERLY A. BONIFER, f/k/a BEVERLY DOLPH  
Grantee: PUBLIC  
Abbreviated Legal Description: Part of Lot 13, Dewey Beach Addition No. 3  
Assessor's Tax/Parcel I.D.: 3902-000-013-0107 / P65049

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**AFFIDAVIT RE: ESTATE OF HENRY O. CHRISTENSEN, DECEASED**

STATE OF WASHINGTON )  
 )                ss.  
COUNTY OF SKAGIT  )

The affiant, being first duly sworn upon oath, deposes and says:

1. My name is BEVERLY A. BONIFER. I was formerly known as BEVERLY DOLPH.
2. On January 11, 1964, my father, HENRY O. CHRISTENSEN, died while residing in Oak Harbor, Washington. Mr. Christensen left an estate in Washington State subject to probate, was unmarried at the time of his death, and left no Will. Among the assets owned by Mr. Christensen's at the time of his death was the following described real property, located in Skagit County, Washington:

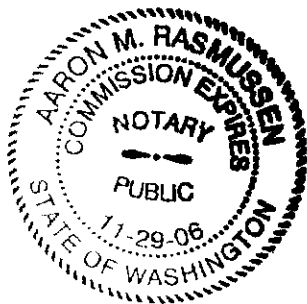
Part of Lot 13, "Dewey Beach Addition No. 3", according to the recorded plat thereof in the Office of the Auditor of Skagit County, Washington, in Vol. 6 of Plats, page 32, described as follows: Beginning at the most Ely corner of said Lot; thence along the Nly line of said Lot N 55°38'30" W 117 feet; thence parallel with the SEly line of said Lot, S 39°05' W to the SWly line of said Lot; thence S 55°38'30" E 117 feet to the most Sly corner of said Lot; thence N 39°05' E to the point of beginning.

3. The Estate of HENRY O. CHRISTENSEN was probated in the Superior Court of Island County, Washington under Probate Cause No. 3859. I acted as administratrix of the estate under my former name, Beverly Dolph. On July 19, 1965, the Island County Superior Court issued an Order Approving Final Account and Decree of Distribution in said probate cause, thereby closing the estate and discharging me as administratrix. A certified copy of said Order is attached hereto and incorporated by reference herein. The Order provides for distribution to me of the above-described Skagit County real property.
4. I have remained in possession of the above-described Skagit County real property at all times since July 19, 1965, and am aware of no adverse claims to the property.
5. Any Washington State title insurance company may rely upon the representations herein set forth to issue a policy of title insurance showing clear title to the above-described real property in BEVERLY A. BONIFER.

DATED this 9<sup>th</sup> day of August, 2004.

Beverly A. Bonifer  
BEVERLY A. BONIFER

SUBSCRIBED and SWORN TO before me this 9<sup>th</sup> day of August, 2004.



Aaron M. Rasmussen  
NOTARY PUBLIC in and for the State of  
Washington, residing at Anacortes, WA  
My appointment expires 11-29-06



1 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
2 IN AND FOR ISLAND COUNTY

FILED

JUL 21 1965

3 In the Matter of the Estate of )  
4 HENRY O. CHRISTENSEN, ) No. 3859 MARY COATES  
5 Deceased. ) ORDER APPROVING FINAL ACCOUNT ) ISLAND COUNTY CLERK  
6 ) AND DECREE OF DISTRIBUTION

7 This matter coming on regularly for hearing in open court on the final  
8 account and petition for distribution herein, the administratrix appearing  
9 personally and with her attorney, John W. Wold, and the Court, having heard the  
10 evidence and being fully advised, finds that:

11 I

12 Due and proper notice of this hearing has been given in the form and manner  
13 required by statute and court rule.

14 II

15 Henry O. Christensen died intestate on January 11, 1964 in Oak Harbor,  
16 Washington, being at the time of his death a resident of Oak Harbor, Island  
17 County, Washington, and leaving estate subject to administration in Island  
18 County, Washington, which was his separate property.

19 III

20 Decedent's estate was duly and regularly admitted to probate and Beverly  
21 Dolph was confirmed as administratrix thereof on the 24th day of February, 1964  
22 immediately qualified as such and at all times since has been and is now the duly  
23 appointed, qualified and acting administratrix herein.

24 IV

25 She gave notice of her appointment and to creditors of this estate in the  
26 form and manner required by law, the first publication having been made on  
27 February 27, 1964, and the time for filing claims against this estate has now  
28 wholly expired. Four claims were filed herein, that of Island County Cemetery  
29 District No. 1, for interment in the sum of \$98.00; and three claims of Everett  
30 Trust and Savings Bank in the sums of \$981.66, \$135.00 and \$204.00. All claims  
31  
32

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ATTORNEY AT LAW  
OAK HARBOR, WASH.

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1 were approved by the administratrix and allowed by the court and have been paid  
2 in full, and receipts showing payment thereof are on file herein.

3  
4 V

5 The funeral expenses of decedent in the sum of \$918.27 have been paid in  
6 full and receipt showing payment is on file herein.

7 VI

8 The estate was appraised at \$21,115.93 and the inheritance tax due the  
9 State of Washington in the sum of \$22.41 has been paid, and the receipt showing  
10 full payment is filed herein. There is no tax due the United States of America.

11 VII

12 The administratrix now has in her possession for distribution the follow-  
13 ing property:

14 1. The SE1/4 of the NE1/4, Sec. 7, Twp 33 North, Range 2, EWM,  
15 EXCEPT the E1/2 of the E1/2 thereof, and Except the E1/2 of the W1/2 thereof,  
16 and Except the West 50 feet of the W1/4 of the E1/2 thereof, situate in Island  
17 County, Washington, and

18 2. Part of Lot 13, "Dewey Beach Add. No. 3", according to the recorded  
19 plat thereof in the office of the Auditor of Skagit County, Wash., in Vol 6 of Plats,  
20 page 32, described as follows: Beg. at the most Ely corner of said lot; thence  
21 along the Nly line of said Lot N 55°38'30" West 117 feet; thence parallel with the  
22 SEly line of said Lot S 39°05' West to the SWly line of said Lot; thence South 55°  
23 38'30" East 117 feet to the most Sly corner of said Lot; th N 39°05' E. to the p. o. b.

- 24 3. Household furniture and furnishings;  
25 4. 1957 Ranchero Pickup, Ford;  
26 5. Ford Station Wagon, 1956  
27 6. 1955 Ford  
28 7. Bulldozer  
29 8. Fencing Wire  
30 9. Weider, chain saw, tools.

31 VIII

32 Henry O. Christensen left surviving him, his children, LeRoy H.  
Christensen and Beverly Dolph, both of whom are over the age of 21 years. He  
left surviving him no children of deceased children, nor had he ever adopted  
children.



IX

1  
2 That LeRoy H. Christensen and Beverly Dolph have entered into an agree-  
3 ment distributing the property between them, and said agreement is on file herein,  
4 and provides for distribution of the property as follows:

5 (1) That LeRoy H. Christensen shall have the real estate described as follows:

6 (a) The W1/2 of the E1/2 of the SE1/4 of the NE1/4, except the W 50'  
7 thereof, in Sec. 7, Twp 33 North, Range 2 EWM, Situate in the County  
8 of Island, State of Washington.

9 (b) The household furniture and furnishings, the 1956 Ford Station Wagon,  
10 Bulldozer, Welder, chain saw and tools.

11 (2) That Beverly Dolph shall have the real estate described as follows:

12 (a) The W1/2 of the W1/2 of the SE1/4 of the NE1/4, Sec. 7, Twp 33  
13 North, Rge 2, EWM, situate in the County of Island, State of Wash., and

14 (b) Part of Lot 13, "Dewey Beach Addition No. 3" according to the  
15 recorded plat thereof in the office of the auditor of Skagit County, Wash.,  
16 in Vol. 6 of plats, page 32, desc. as follows: Beg. at the most Ely corner  
17 of said lot; thence along the Nly line of said Lot N 55°38'30" West 117 ft;  
th parallel with the SEly line of said Lot South 39°05' W to the SWly line  
of said Lot; thence South 55°38'30" E 117 ft to the most Sly corner of said  
Lot; th N 39°05' East to the p.o.b.

18 (c) That Beverly Dolph shall have the 1957 Ranchero Ford Pickup and the  
19 1955 Ford.

20 3. The fencing wire and six ponies will be sold and the proceeds divided  
21 between the parties hereto in equal shares.

22 4. To equalize the division of the property, LeRoy H. Christensen will  
23 pay Beverly Dolph the sum of \$1,250.00.

24 5. That each party will pay one-half of the costs and attorney fee.

X

25 The administratrix has performed each and every act and duty required of  
26 her and has agreed to pay to her attorney the reasonable sum of \$764.80 and for  
27 costs advanced, and the Estate is now ready to be closed.

28 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND  
29 DECREED AS FOLLOWS:

30 1. The administratrix has performed each and every act and duty required  
31 of her, and her acts as such administratrix is hereby in all respects approved,  
32

JOHN W. WOLD  
ATTORNEY AT LAW  
OAK HARBOR, WASH.

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1 allowed and confirmed.

2 2. All creditors claims against the estate and all inheritance tax due  
3 have been paid.

4 3. The administratrix is hereby authorized and directed to pay to her  
5 attorney, John W. Wold, the sum of \$764.80 for his services and to reimburse  
6 him for the costs advanced.

7 4. After payment of the attorney fees and remaining costs and expenses  
8 as hereinabove provided, the property should be distributed to Beverly Dolph and  
9 LeRoy Christensen, children of and sole heirs of Henry O. Christensen, deceased,  
10 and that distribution of the property should be and the same is hereby made  
11 pursuant to the agreement on file herein between Beverly Dolph and LeRoy H.  
12 Christensen, to wit:

13 (1) That LeRoy H. Christensen shall have the real estate described as follows:

- 14 (a) The W1/2 of the E1/2 of the SE1/4 of the NE1/4, except the W 50'  
15 thereof, in Section 7, Twp 33 North, Range 2 EWM, situate in the  
16 County of Island, State of Washington;

17 (b) The household furniture and furnishings, the 1956 Ford Station  
18 Wagon, Bulldozer, welder, chain saw and tools.

19 (2) That Beverly Dolph shall have the real estate described as follows:

- 20 (a) The W1/2 of the W1/2 of the SE1/4 of the NE1/4, Sec. 7, Twp 33  
21 North, Range 2, EWM, situate in Island County, State of Wash., and  
22 (b) Part of Lot 13, "Dewey Beach Addition No. 3" according to the re-  
23 corded plat thereof in the office of the auditor of Skagit County, Wash.,  
24 in Vol 6 of plats, page 32, desc. as follows: Beg. at the most Ely cor-  
25 ner of said Lot; thence along the Nly line of said Lot N 55°38'30" West  
26 117 ft; th. parallel with the SEly line of said Lot S 39°05' W to the SWly  
27 line of said Lot; th S 55°38'30" E 117 ft to the most Sly corner of said  
28 Lot; th N 39°05' East to the p.o.b.

29 (c) The 1957 Ranchero Ford Pickup and the 1955 Ford.

30 (3) The fencing wire and six ponies will be sold and the proceeds divided  
31 between the parties hereto in equal shares.

32 (4) To equalize the division of the property, LeRoy H. Christensen will  
33 pay Beverly Dolph the sum of \$1,250.00.

34 (5) That each party will pay one-half of the costs and attorney fees.

35 5. Upon payment by the administratrix of the fees and costs of adminis-  
36 tration herein referred to and upon distribution of the remainder of the property

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OAK HARBOR, WASH.

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1 as herein provided and the filing of receipts therefor in this court, the administra-  
2 trix may be discharged and this estate closed.

3 DONE IN OPEN COURT this 19 day of July, 1965.

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JUDGE

9 Presented by:

10   
JOHN W. WOLD



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JOHN W. WOLD  
ATTORNEY AT LAW  
OLIGNE, WASH.

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UNOFFICIAL DOCUMENT



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State of Washington } ss  
County of Island

I, Sharon Franzen, County Clerk of Island County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Island, do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court at my office at

Coupeville this 27 day of July 2004  
SHARON FRANZEN, Clerk

by *Karl Saiga*, deputy