

Filed for Record at the Request of:

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Skagit County Auditor

6/4/2007 Page 1 of 3 11:34AM

DOCUMENT TITLE: Community Property Affidavit

GRANTOR: Colleen Moore

GRANTEE: Public

ABBREV. LEGAL DESCRIPTION: MT VIEW PART PTN OF LT 18 AKA TR B S/P AN-87-001  
AF#8801040106

ASSESSOR'S TAX/PARCEL ID NO.: 3805-000-018-0001 / P57975

## COMMUNITY PROPERTY AFFIDAVIT

STATE OF WASHINGTON     )  
  )  
COUNTY OF SKAGIT        )     ss.

COLLEEN MOORE, being first duly sworn upon oath, deposes and says:

1. I am the surviving spouse of LOWELL L. MOORE ("Decedent"), who died May 7, 2007 at Bellingham, Washington. At that time, Decedent and I were residents of Anacortes, Skagit County, Washington.
2. On September 26, 1990, Decedent and I, while married, executed an instrument entitled "Agreement as to Status of Community Property after Death of One of the Spouses" ("the Agreement"), which is attached hereto. The Agreement provides that all property owned at the time of the Agreement or thereafter acquired by either or both spouses is community property, and that such property vests in the survivor immediately upon the death of either spouse. We were legally competent at the time of the Agreement and have executed no subsequent Wills or other instruments that would have the effect of abrogating or nullifying the Agreement.
3. At the time of and as a result of the Agreement, and at all subsequent times, all real and personal property in which Decedent or I had any interest was community property.
4. Among the items that Decedent and I held as community property at the time of Decedent's death was the following described real estate, situated in the County of Skagit, State of Washington:

Tract "B" of Anacortes Short Plat No. AN-87-001, approved January 16, 1991 recorded January 17, 1991, in Volume 9 of Short Plats, page 305, under Auditor's File No. 9101170032, records of Skagit County, Washington, and being a portion of Lots 17, 18, and 19, "The Plat of Mountain View Park, Anacortes, Washington", as per plat recorded in Volume 7 of Plats, page 77, records of Skagit County, Washington.

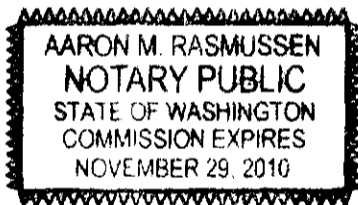
Situate in the City of Anacortes, County of Skagit, State of Washington.

5. I am aware of no unpaid creditors of Decedent or our marital community. I hereby assume complete responsibility for any and all just debts of our marital community existing at the time of Decedent's death, including any expenses of Decedent's last illness, funeral, and costs of administration.
6. Decedent left a Will, which has been filed at the Skagit County Superior Court Clerk's office, or will be filed there by the time this affidavit is recorded. The will designates me as the primary beneficiary of 100% of Decedent's estate. No proceedings have occurred, nor are any proceedings contemplated, to probate decedent's estate. I am aware of no objection or proceeding relating to the estate of the Decedent.
7. Decedent's estate is not subject to state or federal transfer taxes, because it is passing in its entirety to a U.S. citizen surviving spouse, and therefore fully covered by the unlimited marital deduction against transfer taxes.
8. This affidavit is made to induce any and all title insurance companies to issue policies of title insurance on real property passing to me as the surviving spouse, whether acquired as community property or converted to community property by operation of the Agreement, in reliance upon the representations herein set forth.

DATED this 24<sup>th</sup> day of May, 2007.

Colleen Moore  
COLLEEN MOORE

SUBSCRIBED and SWORN TO before me this 24 day of May, 2007.



Aaron M. Rasmussen  
NOTARY PUBLIC in and for the State of  
Washington, residing at Anacortes  
My appointment expires 11-29-10



**AGREEMENT AS TO STATUS OF COMMUNITY PROPERTY**  
 After Death of One of the Spouses

**KNOW ALL MEN BY THESE PRESENTS:**

That this agreement, made and entered into this 26 day of September, 1990, by and between **LOWELL L. MOORE** and **COLLEEN MOORE**, husband and wife, of 620 L Avenue, Anacortes, Skagit County, Washington,

**WITNESSETH;** That whereas, the said parties are owners of certain property, all of which, regardless of method of acquisition or source, they hereby declare to be community property, constituting all of the property now owned by said parties, and said parties are desirous that said property, together with all other property of whatsoever nature, either real or personal, which may be hereafter acquired or received by either or both of them, whether by gift, inheritance, purchase, or otherwise, shall be deemed to be community property, and in the event either party now owns or hereafter acquires any property which might otherwise be the separate property or quasi community property of that party, said party hereby conveys and quit claims to the other party a community interest in said property, so that the same will be community property, and that the same shall pass without delays or undue expense upon the death of either to the survivor.

**NOW, THEREFORE,** for and in consideration of the sum of ONE DOLLAR (\$1.00), the receipt of which is hereby acknowledged by each party hereto, and also, in consideration of the love and affection that each of said parties bears for the other, it is hereby agreed that in the event of the death of **LOWELL L. MOORE** while **COLLEEN MOORE** survives, then the whole of said community property now owned together with all other community property, real or personal, that may hereafter be acquired, shall at once vest in said **COLLEEN MOORE** in fee simple; and in the event of the death of **COLLEEN MOORE** while **LOWELL L. MOORE** survives, then the whole of said community property now owned together with all other community property, real and personal, that may hereafter be acquired, shall at once vest in said **LOWELL L. MOORE** in fee simple; and each party conveys and quit claims to the surviving party all of said community and all other property which were it not for this agreement might be the separate estate or quasi community property of the conveying party, in compliance herewith.

**IN WITNESS WHEREOF,** the said **LOWELL L. MOORE** and **COLLEEN MOORE** have hereunto set their hands and seals the day and date first above written.

Signed, Sealed and Delivered  
 in the presence of

W. V. Wells ) Lowell L. Moore (SEAL)  
Barbara Wells ) Colleen Moore (SEAL)

STATE OF WASHINGTON )  
 ) SS.  
 COUNTY OF SKAGIT )

**THIS IS TO CERTIFY** that on this 26 day of September, 1990, before me, **W. V. WELLS**, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came **LOWELL L. MOORE** and **COLLEEN MOORE**, husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

**WITNESS** my hand and official seal the day and year in this certificate first above written.

W. V. Wells  
 NOTARY PUBLIC in and for the State of Washington, residing at Anacortes

My appointment expires Nov. 11, 1992

