

in the Office of the County Auditor in Skagit County, Washington, on February 9, 2018, under File No. 2018 02090023. The statements set forth in this Affidavit are representations of fact that may be relied upon by all parties dealing with the real estate located in Skagit County, Washington, and more fully described on Exhibit A attached hereto and made a part hereof.

2. CHARLES KEITH ("Keith") ASH (the "Decedent"), a resident of the State of Washington, was one of the parties to the Agreement and died on January 20, 2018, 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.

The legal description for community real property of the Decedent and the affiant is set forth as Exhibit A attached hereto.

5. The Decedent left no separate property.

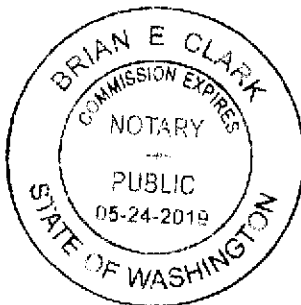
6. All obligations of the community composed of the Decedent and the affiant owing at the date of the Decedent's death have been paid in full, and all expenses of last illness and for funeral and burial services of the Decedent have been paid.

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

DATED February 7, 2018.


REGINA M. ASH

SIGNED AND SWORN to before me this 7th day of February, 2018, by REGINA M. ASH.





Notary Public
Brian E. Clark
(Type or Print Name of Notary)
My Appointment Expires: 5/24/2019

EXHIBIT A

Skagit County Assessor's Tax Parcel #4135-042-007-0005; P74677

Parcel "A"

Lots six (6) and seven (7), Block forty-two (42), "PLAT OF THE TOWN OF MONTBORNE", according to the Plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington,

EXCEPT that portion thereof conveyed to Skagit County for road purposes, by deed dated July 2, 1941, and recorded under Auditor's File No. 341750,

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining that has reverted to said premises by operation of law

Parcel "B"

That portion of the 100 foot wide railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), lying Westerly of line "RR" described below and lying Westerly of that portion, if any, of the centerline of said right-of-way lying Northerly of line "RR" and lying between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land in Block 42 and vacated Lakeside Boulevard of "THE TOWN OF MONTBORNE", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to C. K. Ash, et ux, by deed recorded June 13, 1972, as AF #769577.

Line "RR": begin at a point on the North line of the South $\frac{1}{2}$ of Government Lot 6 of Section 6, Township 33 North, Range 5 East, W.M., which is midway between the centerline of the original 100 foot wide right of way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970; thence Northerly on a line drawn midway between the centerline of the original 100 foot wide right of way and the centerline of the above described mainline track to the point of intersection of said centerlines, said point being the terminus of this line description.

Skagit County Assessor's Tax Parcel #340418-0-020-0002; P26064

That portion of the Southwest Quarter of Section 18, Township 34 North, Range 4 East, W.M. described as follows:

Beginning at a point on the South line of Section 18, a distance of 1560.26 feet East of the Southwest Corner thereof; thence North $55^{\circ}28'30''$ East to the Skagit River; thence Northwesterly along said Skagit River a distance of 240 feet to the true point of beginning of this description; thence continue Northwesterly along said Skagit River a distance of 100 feet, more or less to the Northwesterly line of that certain tract conveyed to Keith S. Johnson, et ux, by deed dated June 10, 1968, and recorded June 11, 1968, under auditor's file No. 71489; thence South $55^{\circ}28'30''$ West

along the Northwesterly line of said Johnson tract, to the Northerly right of way line of Diking District No. 1; thence Easterly along said right of way line to a point which bears South 55°28'30" West from the point of beginning; thence North 55°28'30" East to the point of beginning.

Skagit County Assessor's Tax Parcel 340418-0-021-0001; P26065

That portion of the Southwest Quarter of Section 18, Township 34 North, Range 4 East, W.M. described as follows:

Beginning at a point on the South line of Section 18, a distance of 1560.26 feet East of the Southwest Corner thereof; thence North 55°28'30" East to the Skagit River; thence Northwesterly along said Skagit River a distance of 160 feet to the true point of beginning of this description; thence continue Northwesterly along said Skagit River a distance of 80 feet; thence South 55°28'30" West to the Northerly right of way line of Diking District No. 1; thence Easterly along said right of way line to a point which bears South 55°28'30" West from the point of beginning; thence North 55°28'30" East to the point of beginning.

Skagit County Assessor's Tax Parcel #340314-0-023-0012; P21862

That portion of the South Half (S ½) of the North Half (N ½) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 14, Township 34 North, Range 3 East W.M., described as follows:

Beginning at a point on the East line of said subdivision North 0°55' East 991.85 feet from the East Quarter Corner of said section; thence North 88°32' West 496.03 feet to the true point of beginning; thence North 88°32' West 205.33 feet, more or less, to the Northerly line of the State Highway; thence Southeasterly along said Highway 263.17 feet, more or less, to a point South 0°55' West from the true point of beginning; thence North 0°55' East to the true point of beginning.

Skagit County Assessor's Tax Parcel #3733-000-028-0006; P53338

(undivided one-half fractional interest therein)

Lot 28, "JOHNSON'S SECOND ADDITION, MOUNT VERNON, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 79, records of Skagit County, Washington; TOGETHER WITH the right to dig on Lot 17, and the right to tie into the 10 foot drainage easement located on the East 10 feet of Lots 17-20, Plat of LaVenture Meadows, as per plat recorded in Volume 11 of Plats, page 77, records of Skagit County, Washington, as contained in agreement recorded August 25, 2004, under Auditor's File No. 200408250038. Situate in the City of Mount Vernon, County of Skagit, State of Washington.