

When Recorded Return to:

First American Mortgage Solutions  
Attn: Recording Team  
4795 Regent Blvd.  
Irving, TX 75063

Prepared Without Benefit of Title Search By:

Kristin Marsalese, Esq.  
PC Law Associates  
200 Fleet Street, Suite 6100  
Pittsburgh, PA 15220  
Washington Bar ID: 54338  
Escrow No. \_\_\_\_\_

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20223991  
Date 09/29/2022

Order Number: 1148720LV

Abbr. Legal Description: TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO. 519-81, VOL. 5,  
P. 97, AUD FILE NO. 8107100001

Assessor's Property Tax Parcel Account Number(s): P38805

**AFFIDAVIT OF SURVIVING JOINT TENANT**

I, **THOMAS Z. PEDEN**, the undersigned, state that I am over the age of eighteen, and capable of being witnesses in this matter, and state further as follows.

1. This affidavit regards the following piece of real property:

TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO. 519-81, APPROVED JULY 9, 1981, AND RECORDED JULY 10, 1981, IN VOLUME 5 OF SHORT PLATS, PAGE 97, UNDER AUDITOR'S FILE NO. 8107100001, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

Parcel ID: P38805

Commonly known as 27013 Helmick Road, Sedro Woolley, WA 98284

2. By way of a Warranty deed dated January 26, 2019, and recorded on February 20, 2019 as Instrument No. 201902200076, Records of Skagit County, State of Washington, between Grantor, Thomas Z. Peden and Amy C. Peden, a married couple, and Judith A. Crossley,

an unmarried person, and Grantee, Thomas Z. Peden and Amy C. Peden, husband and wife, and Judith A. Crossley, an unmarried woman and Brandon R. Peden, an unmarried man, for their joint lives, with the remainder to the survivor of them, we held the above-listed real property as joint tenants with right of survivorship.

3. Deceased joint tenant, Amy C. Peden, died on August 28, 2020 in Skagit County, State of Washington.
4. I, Thomas Z. Peden, an unmarried man, am the surviving joint tenant.
5. A certified copy of the death certificate for Amy C. Peden is attached hereto and incorporated herein with this Affidavit.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Dated this 5 day of March, 20 21.

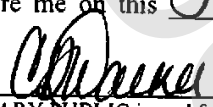
  
THOMAS Z. PEDEN

STATE OF Washington )  
COUNTY OF Skagit ) ss

Signed and sworn to (or affirmed) before me on this 5<sup>th</sup> day of MARCH, 20 21, by THOMAS Z. PEDEN.

DATED: 3.5.21

(SEAL)

  
NOTARY PUBLIC in and for the State of Washington  
residing at SEEDROCK, WA 98284  
My commission expires: 12-12-24

  
Notary Public  
My commission expires: 12.12.24

