



202304060125

04/06/2023 02:24 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

Return Address:

Craig Sjostrand
1204 Cleveland Ave
mt. Vernon WA 98273

Document Title:

LACK OF PROBATE AFFIDAVIT

Reference Number (if applicable): _____

Grantor(s):

additional grantor names on page ____

- 1) Charles Zeitan
- 2) _____

Grantee(s):

additional grantor names on page ____

- 1) Cole Karns
- 2) _____

Abbreviated Legal Description:

full legal on page(s) ____

N. 170.91' GROUT LOT 9 29.36 N-11E W/4

Assessor Parcel /Tax ID Number:

additional parcel numbers on page ____

51874

When recorded return to:

Craig Sjostrom
Attorney at Law
1204 Cleveland Avenue
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE
202310053
APR 06 2023

Amount PAID: 0
Skagit Co Treasurer
By KD

AFFIDAVIT (LACK OF PROBATE)

The undersigned Affiant/Grantee, Cole Conrad Karns, being first duly sworn, deposes and states as follows:

That he is a rightful heir, as listed on heirs at law, to the real property described below, and is the surviving son of Charles O. Reitan, of Skagit County, Wash., who died on November 13th, 2001 in Skagit County, Wash.

REAL PROPERTY SUBJECT TO THIS AFFIDAVIT:

The North 170.91 feet of Govt. Lot 9, as measured by a line drawn parallel with and 170.91 feet South of the North line thereof, in Section 29, Township 36 North, Range 11 East, W.M.

Assessor's Property Tax Parcel/Account Number: P51874

Decedent left no Last Will or Community Property Agreement.

"Heirs at law" includes a surviving spouse, children, adopted children, issue of predeceased children or adopted children, parents, brothers and sisters of the Decedent. Affiant hereby identifies all heirs at law of the Decedent as follows:

Full Name and Address	Age	Relationship
Cole Conrad Karns 4843 Hazelgreen Road NE Salem, OR 97305	Legal	Surviving son of Decedent

As of the date of death, the total value of the Decedent's entire estate was approximately \$ 34,250.79 , of which all was the Decedent's separate property.

All obligations and creditor's claims of the Decedent's Estate, including all expenses of last illness, funeral and burial have been fully paid. In addition, the Decedent had never received from the State of Washington financial assistance consisting of nursing home facility services; home and community based services; related hospital and/or prescription drug services; or any type of medical assistance.

The undersigned makes this Affidavit to enable the recording of a deed and to induce a Washington title insurance company (and its underwriters) to issue their policies of title insurance upon properties owned, in whole or in part, by the Decedent in reliance set forth hereinabove. The undersigned agrees to indemnify and hold the applicable title insurance company and its underwriters harmless from all loss or damage, including attorney's fees, which it may suffer as a result of such reliance.

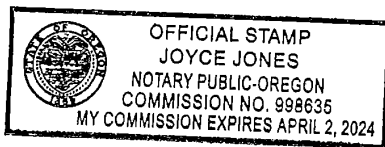
DATED: Dec. 21, 2022.

Cole Conrad Karns
COLE-CONRAD KARNs
4843 Hazelgreen Road NE
Salem, OR 97305

STATE OF OREGON)
COUNTY OF Deschutes)
:ss

On this day personally appeared before me Cole Conrad Karns, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21st day of December, 2022.



Joyce Jones
NOTARY PUBLIC in and for the State of Oregon, residing at
Redmond, Or.
My commission expires: 04-02-2024
Name: Joyce Jones

STATE OF WASHINGTON DEPARTMENT OF HEALTH

846 LOCAL FILE NUMBER



146

STATE FILE NUMBER

Form with sections: DECEASED, PARENTS, DISPOSITION, CERTIFIER, CAUSE OF DEATH. Includes fields for name (Charles Orlin Reitan), birth date (56), death date (November 13, 2001), cause of death (Laceration of Brain), and certifier (Bruce Bacon, Coroner).

