



200205300227

Skagit County Auditor

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After Recording Return To:

J. Bruce Smith
Attorney at Law
Brett & Daugert
P.O. Box 5008
Bellingham, WA 98227-5008

DOCUMENT TITLE: **AFFIDAVIT OF NON-PROBATE**

REFERENCE NUMBER OF RELATED DOCUMENT: **778896; 741156**

GRANTOR: **ESTATE OF LLOYD OLIVER MORLEY, DECEASED**

GRANTEE: **DORIS ISOBEL MORLEY**

ABBREVIATED LEGAL DESCRIPTION: **SUNSET WEST LOT 8, SEC 15, TWP 34, RG 1, W.M.**

ADDITIONAL LEGAL DESCRIPTION ON **PAGES 1 and 2** OF DOCUMENT

ASSESSOR'S TAX PARCEL NUMBER: **P69927 (tax account no. 4028-000-008-0002)**

AFFIDAVIT OF NONPROBATE

ESTATE OF LLOYD OLIVER MORLEY, DECEASED

CANADA)
) ss.
PROVINCE OF ONTARIO)

A21512✓
ISLAND TITLE COMPANY

DORIS ISOBEL MORLEY states on oath the following:

1. The undersigned is the surviving spouse and beneficiary of the residue of the estate of LLOYD OLIVER MORLEY, who died on November 24, 2000, then a resident of the City of Toronto in the Province of Ontario, Canada. A certified copy of the Certificate of Death is attached hereto.

2. Decedent left a Last Will which was probated in Toronto, Province of Ontario, Canada. A certified copy of the "Certificate of Appointment of Estate Trustee with a Will" is attached to this Affidavit.

3. The heirs at law of Decedent, their relationship to Decedent and current addresses are as follows:

<u>Name</u>	<u>Relationship</u>	<u>Address</u>
Doris Isobel Morley	Surviving Spouse	293 Upper Highland Crescent Toronto, Ontario M2P 1V4 Canada
David Morley	Son	45 Forest Park Crescent Thornhill, Ontario L3T 2M5 Canada
Jane Morley	Daughter	1634 Woodbine Heights Blvd. Toronto, Ontario M4B 3A5 Canada
John Morley	Son	2721 Hardy Crescent North Vancouver, BC V7H 1K3 Canada

4. The will leaves a specific gift to each of the decedent's children, which has been satisfied. The remainder of the estate is to be distributed to the undersigned.

5. All of the debts of the Decedent and/or Decedent's marital community, including but not limited to all expenses of Decedent's last illness, funeral and burial expenses, and all applicable federal and state succession or inheritance taxes, have been fully paid or provided for.

6. At the time of his death, decedent owned the following real property located in Skagit County, Washington:



Lot 8 in the plat of Sunset West, as filed in Volume 9 of Plats at pages 98 and 99, records of Skagit County, Washington.

Subject to an Easement for ingress and egress over and across the following described portion of said Lot 8: Beginning at the Northeast corner of said Lot 8; thence South 11 degrees, 32 minutes, 52 seconds West, a distance of 60.94 feet to a point on the South line of said Lot 8, which point bears North 88 degrees, 58 minutes, 47 seconds West, a distance of 14.33 feet from the Southeast corner of said Lot 8; thence North 88 degrees, 58 minutes, 47 seconds West, along the South line of said Lot 8, a distance of 20.00 feet; thence North 14 degrees, 08 minutes, 26 seconds East, a distance of 69.26 feet to a point on the North line of said Lot 8; thence South 62 degrees, 57 minutes, 34 seconds East, a distance of 17.16 feet to the point of beginning.

Together with a non-exclusive Easement for ingress and egress over and across the following described tract of land: Beginning at the Southwest corner of Lot 11 in said plat; thence North 2 degrees, 01 minutes, 40 seconds West, along the West line of said Lot 11, a distance of 164.96 feet to the Northwest corner of said Lot 11; thence South 88 degrees, 58 minutes, 47 seconds East, along the North line of said Lot 11, a distance of 20.00 feet; thence South 0 degrees, 17 minutes, 31 seconds East, a distance of 164.77 feet to a point on the South line of said Lot 11; thence North 88 degrees, 58 minutes, 47 seconds West, a distance of 15.00 feet to the point of beginning.

Also subject to the restrictions and easements (but omitting restrictions, if any, based on race, color, religion or national origin) contained in instrument recorded July 14, 1970, under Auditor's File No. 741156, which is by this reference made a part hereof.

Also subject to the rights, restrictions, easements, and conditions contained in instrument recorded under Auditor's File No. 778896.

7. This Affidavit is made to provide information sufficient to induce the issuance of title insurance for real property in which Decedent had an interest at the time of Decedent's death. The undersigned intends that a title insurance company may issue its policy or policies in full reliance upon the representations made



herein. The undersigned makes this Affidavit intending to avoid the necessity of a probate proceeding to prove the insurability of title.

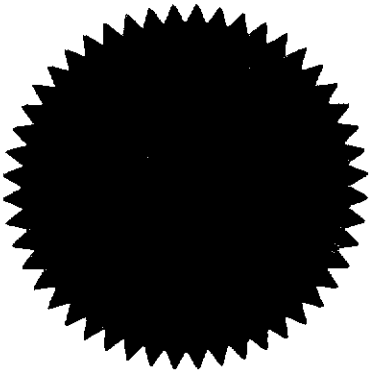
Signed at Toronto, Ontario, Canada, this 16th day of April, 2002.

Doris I. Morley
DORIS ISOBEL MORLEY
293 Upper Highland Crescent
Toronto, Ontario M2P 1V4, Canada

SUBSCRIBED AND SWORN TO before me this 16th day of April, 2002.

[SEAL]

[Signature]
NOTARY PUBLIC in and for the Province of Ontario
Print Name: ANGELIQUE L. HAMILTON
Appointment does not expire



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CANADA
PROVINCE OF ONTARIO

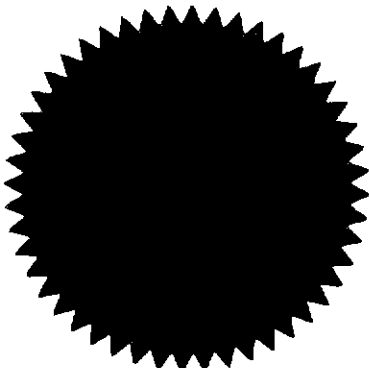
TO WIT:

I, ANGELIQUE LOUISE HAMILTON, a Notary Public in and for the Province of Ontario, by Royal Authority duly appointed, residing at the City of Toronto, in the said Province, DO HEREBY CERTIFY AND ATTEST that attached hereto is a copy of a document shown to me and purporting to be

the Certificate of Appointment of Estate Trustee With a Will in the Estate of LLOYD OLIVER MORLEY (also known as LLOYD MOSES) dated April 20th, 2001, under Court File No. 01 – 1300/01

the said copy having been compared by me with the original document, an act whereof being requested I have granted under my Notarial Form and Seal of Office to serve and avail as occasion shall or may require.

IN TESTIMONY WHEREOF I have hereto subscribed my name and affixed by Notarial Seal of Office at the City of Toronto, in the Province of Ontario this 6th day of December, 2001.



ANGELIQUE LOUISE HAMILTON
Notary Public in and for the Province of
Ontario.



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Skagit County Auditor

Court file no.

01-1300/01

Ontario
Superior Court of Justice AT TORONTO

(insert name) IN THE ESTATE OF Lloyd Oliver Morley (also known as Lloyd Moses), deceased,
late of the City of Toronto in the Province of Ontario
occupation Business Executive
who died on November 24, 2000

CERTIFICATE OF APPOINTMENT
OF ESTATE TRUSTEE WITH A WILL

Applicant	Address	Occupation
David Morley	45 Forest Park Crescent Thornhill, ON L3T 2M5	Executive
Doris Isobel Morley	293 Upper Highland Crescent Toronto, ON M2P 1V4	Housewife

This CERTIFICATE OF APPOINTMENT OF ESTATE TRUSTEE WITH A WILL is hereby issued under the seal of the court to the applicant named above. A copy of the deceased's last will ~~(and codicil(s) if any)~~ is attached.

DATE: APRIL 20, 2001

PER S. SEERAJ
Registrar

Address of court office:
393 University Avenue
10th Floor
Toronto, Ontario
M5G 1E6



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LAST WILL AND TESTAMENT

This is the LAST WILL AND TESTAMENT of me, LLOYD OLIVER MORLEY, of the City of North York, in the Municipality of Metropolitan Toronto and Province of Ontario, Chartered Accountant.

(1) I HEREBY REVOKE all former Wills and Testamentary dispositions of every nature and kind heretofore made and declare this to be my Last Will and Testament.

(2) If my wife, DORIS ISOBEL MORLEY, shall be alive at my death and shall survive me for thirty days, I NOMINATE, CONSTITUTE AND APPOINT my said wife and my son, DAVID MORLEY, hereinafter called my Trustees, to be the executors of this my Will and the trustees of my Estate, and I give, devise and bequeath all my property, real and personal and wheresoever situate, including any property over which I may have a power of appointment to my said Trustees upon the following trusts, namely:

(a) To use their discretion in the realization of my estate with power to my Trustees to sell, call in and convert into money any part of my estate not consisting of money at such time or times, in such manner and upon such terms, and either for cash or



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credit or for part cash and part credit as my said Trustees may in their uncontrolled discretion decide upon, or to postpone such conversion of my estate or any part or parts thereof for such length of time as they may think best, and I hereby declare that my said Trustees may retain any portion of my estate in the form in which it may be at my death (notwithstanding that it may not be in the form of an investment in which Trustees are authorized to invest trust funds, and whether or not there is a liability attached to any such portion of my estate) for such length of time as my said Trustees may in their discretion deem advisable and my Trustees shall not be held responsible for any loss that may happen to my estate by reason of their so doing.

- (b) To pay my just debts, funeral and testamentary expenses.
- (c) To pay and deliver to each of my children, David, Jane and John Morley the sum of \$20,000.00.
- (d) To pay and deliver to my said wife all the rest, residue and remainder of my estate for her own use absolutely.



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3. If my wife, Doris Isobel Morley, predeceases me or dies within thirty days after my death, I NOMINATE, CONSTITUTE AND APPOINT my children, David, Jane and John, hereinafter called my Trustees, to be the executors of this my Will and the trustees of my Estate and I GIVE, DEVISE AND BEQUEATH all my property, real and personal and wheresoever situate, including any property over which I may have a general power of appointment to my said Trustees upon the following trusts, namely:

- (a) To use their discretion in the realization of my estate with power to my Trustees to sell, call in and convert into money at any part of my estate not consisting of money at such time or times, in such manner and upon such terms, and either for cash or credit or for part cash and part credit as my said Trustees may in their uncontrolled discretion decide upon, or to postpone such conversion of my estate or any part or parts thereof for such length of time as they may think best, and I hereby declare that my said Trustees may retain any portion of my estate in the form in which it may be at my death (notwithstanding that it may not be in the form of an investment in



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Doris
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which Trustees are authorized to invest trust funds, and whether or not there is a liability attached to any such portion of my estate) for such length of time as my said Trustees may in their discretion deem advisable and my Trustees shall not be held responsible for any loss that may happen to my estate by reason of their so doing.

- (b) To pay my just debts, funeral and testamentary expenses.

- (c) To pay and divide all the rest, residue and remainder of my estate in equal shares per stirpes among my children, David, Jane and John.



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[Handwritten initials]

4. I AUTHORIZE my Trustees to make any payments for any person under the age of eighteen years to a parent or guardian of such person, whose receipt shall be a sufficient discharge to my said Trustee.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 13th day of December, 1990.

SIGNED, PUBLISHED AND DECLARED)
by the above Testator, LLOYD OLIVER)
MORLEY, as and for his Last Will)
and Testament, in the present of)
us, both present at the same time,)
who at his request, in his presence)
and in the presence of each other)
have hereunto subscribed our names)
as witnesses.)

Lloyd O. Morley
LLOYD OLIVER MORLEY

NAME: M. E. Bairford

ADDRESS: 51 Pleasant Rd. Willowdale

OCCUPATION: Architect

NAME: T. L. ...

ADDRESS: 28 ...

OCCUPATION: Secretary

Laura M. Dowall

CERTIFIED A TRUE COPY OF THE WILL
COPIE CERTIFIEE CONFORME AU
FILED IN THIS OFFICE
TESTAMENT OF ... DAYS OF ...

ON
LE
2001
Buray
LOCAL REGISTRAR GREFIER LOCAL
SUPERIOR COURT OF JUSTICE COUR SUPERIEUR DE JUSTICE



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Skagit County Auditor

IN THE ESTATE OF Lloyd Oliver Morley (also known as Lloyd Moses)

, deceased

Court file no.
01-1300/0

Ontario
Superior Court of Justice
at Toronto



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**CERTIFICATE OF APPOINTMENT
OF ESTATE TRUSTEE WITH A WILL**

Name, address, telephone number and fax number
of solicitor or applicant:

Angelique Hamilton
41 Donino Avenue
Toronto, Ontario
M4N 2W8

Tel: (416) 488-5835
Fax: (416) 488-9864

CANADA
PROVINCE OF ONTARIO

TO WIT:

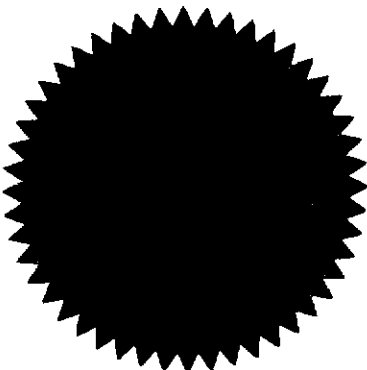
I, ANGELIQUE LOUISE HAMILTON, a Notary Public in and for the Province of Ontario,
by Royal Authority duly appointed, residing at the City of Toronto, in the said Province,
DO HEREBY CERTIFY AND ATTEST that attached hereto is a copy of a document
shown to me and purporting to be

the Proof of Death of LLOYD OLIVER MORLEY issued on the 27th day of November,
2000 by R.S. Kane Funeral Home,
the said copy having been compared by me with the original document, an act whereof
being requested I have granted under my Notarial Form and Seal of Office to serve and
avail as occasion shall or may require.

IN TESTIMONY WHEREOF I have hereto subscribed my name and affixed by Notarial
Seal of Office at the City of Toronto, in the Province of Ontario this 5th day of April,
2002.



ANGELIQUE LOUISE HAMILTON
Notary Public in and for the Province of
Ontario.



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R. S. KANE



FUNERAL HOME

Family Serving Family Since 1950

Proof of Death Certificate

Funeral of: Lloyd Oliver Morley
Social Ins. Number: 418 784 666
Age: 84 years
Address: 293 Upper Highland Cres.
Toronto Ontario
M2P 1V4
Place of Death: Sunnybrook Health Science Centre
Toronto Ontario
Place of Birth: Eyebrow Saskatchewan Canada
Date of Birth: July 4, 1916
Date of Death: November 24, 2000
Date of Funeral: November 28, 2000
Cemetery: Interment at Mount Pleasant Cemetery
Informant: Doris Morley
Relationship: Wife
Address: 293 Upper Highland Cres.
Toronto Ontario
M2P 1V4

We hereby certify that the above information has been taken from our records and we believe it to be true and correct.

Dated at Toronto Ontario
This 27th day of November, 2000.


R. S. Kane Funeral Home

John R. F. Kane *President* Gwendolyn E. Kane *Vice-President*

6150 Yonge Street, North York, Ontario M2M 3W9 Tel: (416) 221-1159 Fax: (416) 221-1586



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