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RETURN ADDRESS:
Hammermaster Law Offices
1207 Main St.
Sumner, WA 98390

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

DOCUMENT TITLE(s)

1. Affidavit

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

N/A
Additional reference #'s on page ____ of document.

GRANTOR(s) (Last name first, then first name & initials)

1. CONRAD GEORGE DOERING, JR.
2. Estate of WILLA MAE CHILDS
3.

Add'l names on page ____ of document.

GRANTEE(s) (Last name first, then first name & initials)

1. Public
2.
3.
4.

Add'l names on page ____ of document.

LEGAL DESCRIPTION (abbreviated: i.e. lot, block, plat or section, township, range)

Brookfield Park Add to Anacordes, Tr 5

Add'l legal on page ____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER:

3778-000-005-0009
Assessor Tax # not yet assigned.

AFFIDAVIT

STATE OF WASHINGTON)
) ss:
County of Pierce)

CONRAD GEORGE DOERING, JR., being first duly sworn, on oath deposes and says:

That **WILLA MAE CHILDS, a/k/a WILLA MAE DOERING-CHILDS** died on November 13, 2003, a resident of Pierce County, Washington; that she left a Will, a copy of which is attached hereto; that no probate proceedings on her estate have been instituted and that none are contemplated; that her only heirs at law, including spouse, parents, children and issue of deceased children, are named as follows:

NAME	RELATIONSHIP
VICTOR CHILDS	**Spouse**
CONRAD GEORGE DOERING, JR.	**Child**
KIMBERLY DOERING	**Grandchild**
TRENT DOERING	**Grandchild**

That no inheritance tax is owing the State of Washington; and that all debts and claims against her estate, including funeral expenses and expenses of last illness have been paid or provided for.

This Affidavit is made as an inducement to any named Title Company to issue policies of title insurance on the following described real property without probate proceedings being had on the Estate of the said Decedent, and the Affiant agrees to hold said Company harmless from any claim based on a fact misstated herein:

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Lot 5, "Brookfield Park" according to the recorded plat thereof in the office of the auditor of Skagit County, Washington in Volume 7 of plats, page 26.
Parcel No. 3778-000-005-0009

Dated this 21st day of January, 2004.

Conrad George Doering

CONRAD GEORGE DOERING, JR.
PMB 113
3106 Sumner Tapps Hwy E., Suite A
Sumner, WA 98390

SUBSCRIBED and SWORN to before me this 21st day of January, 2004.

SHELLY SCHLUMPF
COMMISSION EXPIRES
NOTARY
PUBLIC
8-18-05
STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington residing at Puyallup

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LAST WILL AND TESTAMENT

OF

WILLA MAE CHILDS

INTRODUCTION: I, WILLA MAE CHILDS, do hereby state I am now a resident of Anacortes, Washington and do hereby make, publish and declare this instrument to by my Last Will and Testament.

FIRST: Family. I am married to VICTOR CHILDS and each reference in this Will to "my husband" is to him. I have one child now living, namely: CONRAD GEORGE DOERING, JR. Each reference in this Will to "my child" or "child of mine" is a reference to my child above named.

SECOND: Funeral and burial. I direct that my funeral services be conducted in a manner and that I be buried at a location suitable to the wishes of my immediate family.

THIRD: Personal representative. I nominate as personal representative of this Will: first, CONRAD GEORGE DOERING, JR., second, my granddaughter, KIMBERLEY DOERING, each shall serve as personal representative without bond and the priority of appointment and their order of succession, if one for any reason fails to qualify or ceases to act as such personal respresentative, shall in the order in which they are named above.

FOURTH: Payment of expenses and debts. I direct my personal representative to pay from the residue of my estate as soon as practicable after my death the expenses of my last illness, and expenses of my funeral and burial, my just debts, all inheritance and estate taxes imposed on my taxable estate including life insurance or any other beneficiary thereof, and the expense of administering my estate.

FIFTH: My husband, VICTOR CHILDS, and I have executed a prenuptial agreement sets out all matters of the transfer of property between my husband and my self. Based on that prenuptial agreement I leave my husband one dollar.

SIXTH: Gift of residue of my estate. I give, bequeath and devise all of the rest and residue and remainder of my estate of whatever nature and wherever situtated as follows:

1. To my son, CONRAD GEORGE DOERING, JR., to my granddaughter, KIMBERLY DOERING, to my grandson, TRENT DOERING, I leave the residue of my estate share and share alike, per stirpes.

SEVENTH: Trusts for beneficiaries under set age. If a beneficiary of mine is entitled to a share of my estate under the provisions of this Will and is under age twenty-five on the date of my death, then the share of such beneficiary of mine shall not go to such beneficiary of mine, but instead shall go to the TRUSTEE hereinafter named to be held, IN A SEPARATE TRUST, for the benefit of such beneficiary of mine.

Marilyn Allen
Witness

Willa M. Childs
Testatrix

Linda J. Courtland
Witness

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The trustee for each separate trust created above shall be: first, CONRAD GEORGE DOERING, JR., second, KIMBERLY DOERING, third, FIRST INTERSTATE BANK TRUST DEPARTMENT. Each shall serve as sole trustee of each such separate trust without bond, and their priority of right to serve and their order of succession, if one for any reason fails to qualify or resigns or ceases to act as such trustee, shall be in the order named.

Each such separate trust shall be administered separately, but no physical division of the assets of such separate trust shall be required. Each such separate trust shall be held, administered and distributed as follows:

1. While the beneficiary is under age twenty-five, the trustee shall pay or apply for the benefit of the beneficiary as much of the net income and principal of the trust estate as the trustee deems advisable for the support and education of the beneficiary after taking into consideration to the extent which the trustee deems advisable any other income or resources of the beneficiary known to the trustee. Any income not distributed shall be accumulated and added to the principal of the trust estate.

2. When the beneficiary reaches age twenty-five, the trustee shall forthwith distribute the full balance of the trust estate of the beneficiary.

3. If the beneficiary dies before distribution of the full balance of the trust estate, the undistributed balance thereof shall forthwith be distributed, free of trust, to the beneficiary's then living issue, by right of representation, or, if there are none, to my then living issue, by right of representation, but if any share thereof would be distributed to a person for whose benefit a separate trust hereby created is then being administered, then such share shall instead be added to such separate trust and administered according to its terms.

4. If the death of all of my beneficiaries occurs before the trust estate of any such separate trust has been distributed in full and no other disposition thereof is directed by this Will, the trustee shall forthwith distribute the undistributed balance thereof, free of trust, to my heirs. The identities and the respective shares of my heirs shall be determined as though my death had then occurred and according to the laws of the state of Washington then in effect relating to the succession of separate property not acquired from a predeceased spouse.

5. The trustee may make payments to a beneficiary while under legal disability by making such payments to the guardian of the beneficiary, or by making such payments to any suitable person with whom the beneficiary resides, or by applying such payments directly to the benefit of the beneficiary, all as the trustee deems advisable.

Marilyn Allen
Witness

Mila M. Childs
Testatrix

Linda J. Rowland
Witness

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6. No interest in the principal or income of the trust estate shall be anticipated or assigned or encumbered or subject to any creditor's claim or subject to legal process, prior to the actual receipt thereof by a beneficiary.

7. In the administration of and to carry out the purposes of the trust and subject to any limitations stated elsewhere in this Will, the trustee shall have:

7a. Power to hold any property including shares of the trustee's own stock, and to operate at the risk of the trust estate any business or interest therein, corporate or otherwise, that the trustee receives or acquires under the trust as long as the trustee deems advisable.

7b. Power to manage, control, lease for terms within or beyond the term of the trust, grant options on, sell for cash or on deferred payments, convey, exchange, partition, divide, improve, develop, construct, alter, rebuild and repair property of the trust estate.

7c. Power to borrow money from any lender including the trustee, and to encumber or hypothecate trust property by mortgage, deed of trust, pledge or otherwise.

7d. Power to lend, relend, invest and reinvest the trust estate or any part thereof in any and every kind of property, and every kind of investment which men of prudence, discretion and intelligence acquire for their own account, specifically including but not limited to corporate obligations of every kind, preferred or common stocks, shares of investment trusts or investment companies or mutual funds, mortgages or trust deeds or participations therein, and any common trust fund available to or administered by the trustee.

7e. Power to exercise each and all of the powers of an owner with respect to all securities (including but not limited to stocks and bonds) comprising part of the trust estate.

7f. Power to employ employees, agents, managers, accountants, attorneys, brokers and investment counselors in the administration of the trust, and to determine and pay their compensation as an expense of the trust, all as the trustee deems advisable.

7g. Power to carry, at the expense of the trust, insurance of such kinds and in such amounts as the trustee deems advisable to protect the trust estate and the trustee against hazard.

7h. Power to commence or defend such litigation with respect to the trust or any property of the trust estate at the expense of the trust, and to compromise or otherwise adjust any claims or litigation against or in favor of the trust, all as the trustee deems advisable.

7i. Power to require such indemnity as the trustee deems advisable before taking any step which may subject the trustee to loss.

Manly Allen
Witness

Willa M. Childs
+ Testatrix

Witness

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7j. Power to withhold from the trust reasonable compensation for the services rendered by the trustee in the administration of the trust.

7k. Power to make distributions in cash or in specific property, including undivided interests therein or partly in cash and partly in such property.

71. P ower to terminate any trust at any time that the trustee deems advisable because the trust estate is so small that it is no longer economic or practical to continue such trust, whereupon the trustee shall forthwith distribute the balance of the trust estate to the current income beneficiary or beneficiaries and shall be released from all further liability and accountability therefore.

7m. Power to distribute principal or income due a minor or an incompetent upon termination of any trust without bond to the minor or the incompetent or to the person with whom the minor or the incompetent resides, or to the parent of the minor or incompetent, and the receipt of such person shall release the trustee from all further liability and accountability therefore.

7n. P ower to exercise all the powers conferred upon the trustee by the law, and the Washington Trust Act, from time to time existing.

8. The trustee shall determine, except as otherwise provided in this Will, all matters with respect to what is principal and income of the trust estate, the apportionment and allocation of receipts and expenses between those accounts and the net income of the trust estate under the provisions of the Washington Principal and Income Law from time to time existing. If any such matter is not provided for either by this Will or by such law, the trustee shall make such determination thereof as the trustee deems advisable.

9. The trustee shall keep accurate records of the administration of the trust estate, and shall annually furnish to all parties interested in the trust estate, or their legal representatives, a full and complete statement of all receipts and disbursements and of all gains and losses of the trust estate, together with a statement of all of the assets and liabilities thereof.

10. No bond shall be required of the trustee for the faithful performance of the duties of the trustee. All of those dealing with the trustee are exonerated from any duty to inquire into the propriety of any action taken by, and to see to the proper application of any money paid to the trustee.
11. The validity of the trust and the constr

11. The validity of the trust and the construction of its provisions shall be governed by the laws of the state of Washington in force from time to time.

EIGHTH: Denying agreement concerning Will. My husband, VICTOR CHILDS, has made a Will which contains provisions substantially similar to the provisions of this Will. We have not entered into either an agreement to make Wills or an agreement not to

Marilyn Allen
Witness

Vera M. Childs
Testatrix

Witness

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revoke Wills.

NINTH: Survival of beneficiaries for thirty days. For the purposes of this Will and unless another period of time is expressly provided a person shall not be deemed to survive me if such person dies within thirty (30) days of my death, nor to survive another if such person dies within thirty (30) days of the death of such other.

TENTH: Non-intervention clause. I direct that my estate be settled without the intervention of any court, except to the extent required by law, and that my executor settle my estate in such a manner as shall seem best and most convenient to him, and I hereby empower my executor to mortgage, lease, sell, exchange and covey the personal and real property of my estate without an order of court for that purpose and without notice, approval or confirmation, and in all other respects to administer and settle my estate without the intervention of the court.

ELEVENTH: Revocation of prior Wills. I revoke all Wills and Codicils that I have previously made.

SIGNED: I signed this Will on Aug 25, 1989.

+ Willa Mae Childs
WILLA MAE CHILDS, Testatrix

WITNESSED: On the date last above written WILLA MAE CHILDS declared to us, the undersigned, that the foregoing instrument, consisting of five pages including the page signed by us as witnesses, was his Will and requested us to act as witnesses to it. She thereupon signed this Will in our presence, all of us being present at the same time. We now, at her request, in her presence, and in the presence of each other, subscribe our names as witnesses.

Marilyn Allen residing at 502 3rd St. Anacortes, Wa 98221

Linda J. Rowland residing at 348 Campbell Lk Rd Anacortes, WA. 98221

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ATTESTATION OF WITNESSES

STATE OF WASHINGTON)
:ss
COUNTY OF SKAGIT)

Marilyn Allen and Linda L. Rowland, being each duly sworn on oath deposes and say:

1. We are residents of Skagit County, state of Washington, and are over the age of 18 years.

2. We are the subscribing witnesses to the execution of the attached Last Will and Testament by WILLA MAE CHILDS, the Testatrix named therein, at Anacortes, Washington, on the 25th day of August, 1989, the date thereof, and make this affidavit at said Testatrix's request.

3. We each were acquainted with the said Testatrix on said date, and knew her to be the person named as Testatrix in said Last Will and Testament.

4. The said instrument was signed and executed by said Testatrix at Anacortes, in Skagit County, state of Washington, on the 25th day of August, 1989, the day it bears date, in our presence, and said Testatrix thereupon published the said instrument as, and declared the same to be, her Last Will and Testament. and requested us in attestation thereof to subscribe our names as witnesses thereto.

5. And we then and there, in the presence of the said Testatrix and in the presence of each other, subscribed our names as witnesses to the said instrument.

6. At the time of executing said instrument on said date, said Testatrix was of the age of majority, being approximately 68 years of age, and was of sound and disposing mind, and not acting under duress, menace, fraud, undue influence or misrepresentation.

Marilyn Allen

Linda L. Rowland

SUBSCRIBED AND SWORN to before me this 25 day of August, 1989.

NOTARY PUBLIC in and for the State of Washington, residing at Anacortes
My Commission expires: 11-22-89

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