



200406020077

Skagit County Auditor

6/2/2004 Page 1 of 6 3:30PM

Please return to: Robert J. Murray, 10306 Regency Parkway Drive, Omaha, NE 68114 (402)397-7300

QUITCLAIM DEED

GRANTOR, PATRICIA ANN ZAWAIDEH, as Successor Trustee of the Trust for Alice Simone Harb as created by the Last Will and Testament of Jabra Harb, aka Jay Harb, deceased, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from ALICE SIMONE HARB, a single person, and PATRICIA ANN ZAWAIDEH, a married person, GRANTEES, hereby conveys to GRANTEES as joint tenants with rights of survivorship the following-describing real property situated in Skagit County, Washington:

That portion of the West 313.5 feet of Government Lot 5 in Section 12, Township 34 North, Range 1, East, W.M., lying Southerly of the County Road; TOGETHER WITH all shorelands of the second class in front of said West 313.5 feet of Government Lot 5 (Assessor parcel #P19238, Section 12, Township 34, North Range 1, East W.M.)

Dated this 26 day of May, 2004.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

2746
JUN 2 2004

Amount Paid \$
Skagit County Treasurer
Deputy

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

Patricia Ann Zawaideh
Patricia Ann Zawaideh, Grantor

The foregoing instrument was acknowledged before me on the 26 day of May, 2004, by Patricia Ann Zawaideh.

GENERAL NOTARY - State of Nebraska
TERRY L. KAMINSKI
My Comm. Exp. June 7, 2008

Terry L. Kaminski
Notary Public

WILL
OF
JABRA HARB

I, JABRA HARB, aka JAY HARB, a resident of Seattle, Washington, declare this to be my Will and revoke all prior wills and codicils.

ARTICLE 1. FAMILY

My immediate family now consists of my wife, ALICE SIMONE HARB ("my wife"), and my children, MICHAEL JAY HARB and PATRICIA ANN ZAWAIDEH ("my children"). I have no other children, living or deceased.

ARTICLE 2. DISPOSITION OF PROPERTY

2.1 Residence; Tangible Personal Property. If my wife survives me, I give her my interest in all real property and improvements that we shall own as a permanent or seasonal residence. I direct that my tangible personal property, for example, motor vehicles, boats, furniture, furnishings, books, objects of art, sporting equipment, jewelry, clothing, and other property of a household or personal kind, that I shall own at my death be distributed in accordance with a signed list that I may leave disposing of such property. If such a list is not found, or if the list does not dispose of all my tangible personal property, I give such tangible personal property to my wife, if she survives me. If my wife does not survive me, my Executor shall distribute such tangible personal property to my son, my grandchildren, my son-in-law and my daughter as my daughter shall determine in her sole discretion.

2.2 Gift to Wife. If my wife survives me, I give her an amount which will reduce the federal estate tax upon my estate to the minimum amount payable, after taking into account (i) any other property (at its value as finally determined for federal estate tax purposes) which passes or has passed to my wife under other provisions of my Will or outside my Will and which qualifies for the marital deduction and (ii) all credits available against such tax in my estate (but utilizing the

Testator's Initials: _____





200406020077
Skagit County Auditor

6/2/2004 Page 2 of 6 3:30PM

(iii) One share in trust to the Trustee of the Trust for Grandchildren under Article 5.

(c) If I am survived by no lineal descendants, my remaining estate shall be distributed one-half to my son-in-law, ZIAD ZAWAIDEH, if he was married to my daughter at the time of her death, and one half to my wife's brother, CARL EMIL JOHNSON, or if he is deceased, to his issue by right of representation.

ARTICLE 3. TRUST FOR WIFE

3.1 Distribution of Income and Principal During Wife's Lifetime. During my wife's lifetime, she shall be the sole beneficiary of the trust. My Trustee shall invest and reinvest the principal of this trust and shall pay or apply the net income therefrom in quarter-annual or more frequent installments to or for the benefit of my wife during her lifetime. In addition, my Trustee may distribute all or any part of trust principal to my wife or for her support or benefit as my Trustee, in the exercise of sole discretion, believes to be advisable; provided that, if my wife shall be serving as Trustee, principal may be distributed to or for the benefit of my wife only to the extent required to maintain her in the manner and at the standard of living to which she is accustomed at the time of my death.

3.2 Distribution of Income and Principal Upon Wife's Death. Upon my wife's death, any income on hand or accrued shall be distributed to my wife's estate and all principal held hereunder shall be distributed in accordance with Article 2.3, as if I had died at the same time as my wife.

ARTICLE 4. TRUST FOR SON

4.1 Distribution of Income and Principal During Son's Lifetime. My Trustee shall invest and reinvest the principal of this trust and may pay or apply as much of the net income and principal thereof, to or for the benefit of MICHAEL during his lifetime as my Trustee, in the exercise of sole discretion, believes to be advisable. Any income not so paid or applied shall be accumulated and added to principal at or before the end of each trust year. The power to distribute all trust principal to or for the benefit of MICHAEL shall expressly include the power to terminate the trust if my Trustee believes that the size of the trust has diminished to the point that its continued administration is not justified.

Testator's Initials: *JH*



200406020077

Skagit County Auditor

death, I appoint ZIAD to serve in her place and stead. If my daughter shall fail, resign or cease to act as such Trustee and she is not married to ZIAD at that time or at the earlier time of her death, I appoint FIDUCIARY SERVICES OF WASHINGTON, Seattle, Washington, and its successors, to serve in her place and stead.

7.2.3 Trust for Wife. I appoint my wife, ALICE SIMONE HARB as a trustee of the Trust for wife under Article 3. If she is at any time unable to serve, I appoint my daughter PATRICIA ANN ZAWAIDEH, as Trustee or if she cannot serve, my son-in-law ZIAD ZAWAIDEH, or if he cannot serve, Fiduciary Services of Washington.

7.3 Bond Waiver. To the extent permitted by law, no Executor, Trustee or Guardian serving hereunder, whether or not named herein, shall be required to post bond or other security in any jurisdiction.

ARTICLE 8. ESTATE AND INHERITANCE TAXES

I direct that all estate, inheritance and similar taxes, with interest and penalties, if any, upon any property included in my taxable estate under any law imposing such taxes and whether or not passing under my Will shall be paid without apportionment as an expense of administration from my residuary estate; provided that any such taxes imposed on property under Section 2044 or 2601 of the Internal Revenue Code shall be paid out of such property.

ARTICLE 9. GENERAL ADMINISTRATIVE PROVISIONS

I grant to my Executor and Trustee absolute, discretionary and nonintervention powers to deal with any property, real or personal, at any time held hereunder, as freely as I might in handling my own affairs. In addition, my Executor and Trustee shall have all of the powers conferred upon both Executors and Trustees under the laws of the State of Washington from time to time in effect, whether or not I am a resident of the State of Washington at the time of my death. Without limitation, my Executor and Trustee shall have the following express powers:

(a) If any Trustee hereunder is also serving as Trustee of another trust on terms substantially identical to any trust hereunder, such Trustee may determine, in the exercise of sole discretion, (i) to administer such trusts together or as a

Testator's Initials: _____

JL



200406020077
Skagit County Auditor

single fund by holding the principal of such trusts in one or more consolidated funds in which the separate trusts shall have undivided interests or (ii) to transfer the property held in any such trust hereunder to the Trustee of such other trust to be added to and disposed of as a part of such trust or (iii) to receive as an addition to any trust hereunder any property held in such other trust.

(b) Unless my Trustee shall receive a written demand from one or more of the trust beneficiaries, my Trustee shall not be required to comply with the provisions of the Washington Trustees' Accounting Act, as amended from time to time.

(c) If income earned by my estate would eventually be distributable to any beneficiary of a trust hereunder, my Executor may elect to distribute such income directly to such beneficiary.

(d) Any beneficiary hereunder who dies within thirty days of my death shall be conclusively presumed not to have survived me for all purposes of this Will.

(e) My Trustee shall not be required to comply with the notice and procedure provisions of Washington law in effect from time to time, relating to transactions concerning trust assets constituting twenty-five percent or more of the net fair market value of trust principal.

* * *

I have initialed for identification purposes all pages of this my Will and have executed the entire instrument by signing this page on Jan 19 1991, at Seattle, Washington.

Jabra HARB
JABRA HARB



200406020077

Skagit County Auditor

6/2/2004 Page

5 of

6 3:30PM

Testator's Initials:

JH

Page 7.

ATTESTATION AND STATEMENT OF WITNESSES

Each of the undersigned declares under penalty of perjury under the laws of the State of Washington, on this 14th day of November, 1991, at Seattle, Washington, that the following is true and correct:

(1) I am over the age of twenty-one years and competent to be a witness to the WILL OF JABRA HARB (the "testator").

(2) The testator in my presence and in the presence of the other witness whose signature appears below

(a) Declared the foregoing instrument to be his Will;

(b) Requested me and the other witness to act as witnesses to his Will and to make this statement; and

(c) Signed such instrument.

(3) I believe the testator to be of sound mind, and that in so declaring and signing, he was not acting under any duress, menace, fraud or undue influence.

(4) The other witness and I in the presence of the testator and of each other now affix our signatures as witnesses to the Will and make this statement.


1201 Third Avenue, 40th Floor
Seattle, Washington 98101-3099


1201 Third Avenue, 40th Floor
Seattle, Washington 98101-3099



200406020077
Skagit County Auditor

6/2/2004 Page 6 of 6 3:30PM

Testator's Initials: 

Page 8