

Recorded at the Request of and  
When Recorded Return to:

Adina H. Angle  
714 Laurel Street  
Edmonds, WA 98020



200512130088  
Skagit County Auditor

12/13/2005 Page 1 of 7 10:35AM

**AGREEMENT FOR DISTRIBUTION OF TRUST AND CONVEYANCE OF PROPERTY**

Grantor(s): ADINA H. ANGLE, as Trustee of the Trust for Dwight Hillman Angle  
and Elana Hillman Angle;  
DWIGHT HILLMAN ANGLE, a single man;  
ELANA HILLMAN ANGLE, a single woman

Grantee(s): ADINA H. ANGLE, a married woman as her separate estate;  
DWIGHT HILLMAN ANGLE, a single man;  
ELANA HILLMAN ANGLE, a single woman,  
as tenants in common

Tax Parcel Number: 4024-000-034-004

Legal Description: Lot 34, Plat 1, "SULPHUR SPRING LAKE TRACTS," Volume 5 of  
(Abbreviated) Plats, Page 13.

Reference Numbers of Documents Released or Assigned: None

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This Agreement is entered into by and between ADINA H. ANGLE, a married woman as  
her separate estate, individually and as Trustee for Dwight Hillman Angle, DWIGHT HILLMAN  
ANGLE, a single man, and ELANA HILLMAN ANGLE, a single woman, concerning a Trust  
Agreement executed by Adina H. Angle as Trustor and as Trustee prior to December 19, 1989  
and a deed conveying property to Adina H. Angle as Trustee dated December 19, 1989.

The purpose of this Agreement is to utilize the nonjudicial dispute resolution procedure under the laws of the State of Washington to provide for distribution of the above Trust and conveyance of the property held in the Trust. This Agreement is made with reference to the following:

RECITALS

A. Adina H. Angle is the mother of Dwight Hillman Angle and Elana Hillman Angle.

B. Adina H. Angle is now, and has been at all times relevant to this Agreement, of legal age. Dwight Hillman Angle and Elana Hillman Angle are now of legal age. All parties are competent to enter into this Agreement.

C. On December 19, 1989, Raymond G. Wheeler, II and Christina M. Wheeler, husband and wife, conveyed to "ADINA H. ANGLE, Trustee for DWIGHT HILLMAN ANGLE and ELANA HILLMAN ANGLE" by Statutory Warranty Deed the following described property situate in Skagit County, Washington:

Lot 34, "LOT 1, SULPHUR SPRING LAKE TRACTS" as per Plat recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington.

("the Property" herein). The Statutory Warranty Deed ("the Prior Deed" herein) was recorded December 22, 1989 under Skagit County Auditor's File No. 8912220073.

D. The Prior Deed was erroneous in that it failed to name Adina H. Angle, a married woman as her separate estate, individually, as grantee of the Property in addition to naming her in her capacity as Trustee for Dwight Hillman Angle and Elana Hillman Angle. The Prior Deed should have provided that Adina H. Angle would receive an undivided one-third interest in the Property as her separate estate and that the balance of the other two-thirds undivided interest in the Property would be held by her as Trustee of the Trust for Dwight Hillman Angle and Elana



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Hillman Angle.

E. Although Adina H. Angle believes that the agreement establishing the Trust for Dwight Hillman Angle and Elana Hillman Angle ("the Trust Agreement") was executed, no copy of the executed Trust Agreement has been located. All references in this Agreement to "the Trust" are to the trust established pursuant to the Trust Agreement. All references in this Agreement to "the Trustee" are to Adina H. Angle in her capacity as Trustee of the Trust.

F. The Trust Agreement named Dwight Hillman Angle and Elana Hillman Angle as sole beneficiaries of the Trust in equal shares, and provided for distribution of the Trust when they were of legal age.

G. Dwight Hillman Angle and Elana Hillman Angle are now of legal age, and have requested that their shares of the Trust estate be distributed to them at the present time free of trust, and want to clarify the interest of Adina H. Angle in the Property.

H. Adina H. Angle not want to continue to serve as Trustee of the Trust for her children, and wishes to clarify her own interest in the Property.

#### AGREEMENT

The parties hereby agree as follows:

1. Parties. The Parties to this Agreement are:

1.1. Adina H. Angle, a married woman as her separate estate;

1.2. Adina H. Angle, as Trustee of the Trust for the benefit of Dwight Hillman Angle and Elana Hillman Angle;

1.3. Dwight Hillman Angle, a single man; and

1.4. Elana Hillman Angle, a single woman.



2. Agreement. The Parties agree that:

2.1 The shares of Dwight Hillman Angle and Elana Hillman Angle in the Trust shall be distributed free of trust to them;

2.2 In distribution of the Trust, Adina H. Angle shall convey the two-thirds interest in the Property which should have been owned by the Trust to Dwight Hillman Angle and Elana Hillman Angle in equal undivided shares as tenants in common;

2.3 To correct the omission of Adina H. Angle as grantee in the Prior Deed, Dwight Hillman Angle and Elana Hillman Angle shall convey an undivided one-third interest in the Property to Adina H. Angle, a married woman as her separate estate.

2.4 This Agreement shall be effected by a single Quit Claim Deed in which Adina H. Angle, as Trustee, Dwight Hillman Angle, and Elana Hillman Angle convey the Property to Adina H. Angle, a married woman as her separate estate, Dwight Hillman Angle, a single man, and Elana Hillman Angle, a single woman, as tenants in common in equal undivided shares.

3. No Fiduciary Liability. Dwight Hillman Angle and Elana Hillman Angle acknowledge that upon distribution of their shares of the Trust to them free of trust, they shall be responsible for management of their interests in the Property, and that the Trustee shall have no responsibility for such matters. Dwight Hillman Angle and Elana Hillman Angle waive and release all claims and causes of action which might be asserted by them in relation to the Trustee's distribution of the Trust in accordance with this Agreement and the Trustee's declination to continue to act as Trustee of their shares of the Trust, and discharge the Trustee of any and all obligations under the Trust Agreement.

4. Representation. This Agreement was prepared by the Law Office of Mary Anne Vance and Sheila C. Ridgway as attorneys for Adina H. Angle, individually and as Trustee of the Trust. Dwight Hillman Angle and Elana Hillman Angle acknowledge that they have been advised that they have the right to consult with their own attorneys to advise them concerning their rights with respect to the Trust and the distribution of the Property. Dwight Hillman Angle and Elana Hillman Angle have either consulted with their own attorneys or, upon consideration, have declined to obtain independent representation, and are satisfied with the terms of this Agreement.

5. Recording, Filing. A conformed copy of this Agreement or a memorandum of its terms may, but is not required to be filed, with the Skagit County Superior Court. The original of this Agreement shall be recorded with Auditor's records of Skagit County, Washington, and the original returned to Adina H. Angle after recording.

Dated: 11-18-05

Adina H. Angle  
ADINA H. ANGLE, individually and  
as Trustee of the Trust for Dwight Hillman Angle  
and Elana H. Angle

Dated: 11-18-05

DWH  
DWIGHT HILLMAN ANGLE

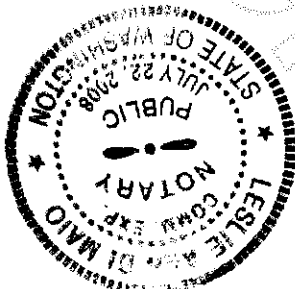
Dated: 11/18/05

Elana H. Angle  
ELANA H. ANGLE

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SNOHOMISH )

On this day personally appeared before me ADINA H. ANGLE, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the purposes and uses therein mentioned.

GIVEN under my hand and official seal this 18 day of November, 2005.

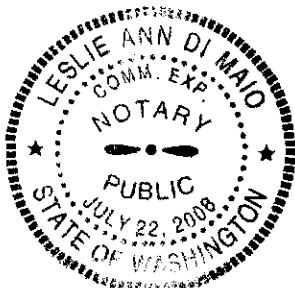


Signature \_\_\_\_\_  
Print Name: Leslie Ann DiMaio  
Notary Public in and for the State of Washington,  
residing at Edmonds  
My commission expires 7-22-08

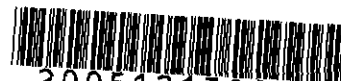
STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Snohomish )

On this day personally appeared before me DWIGHT HILLMAN ANGLE, 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 purposes and uses therein mentioned.

GIVEN under my hand and official seal this 18 day of November, 2005.



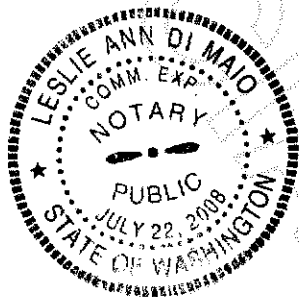
Signature \_\_\_\_\_  
Print Name: Leslie Ann DiMaio  
Notary Public in and for the State of Washington,  
residing at Edmonds  
My commission expires 7-22-08




STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Snohomish )

On this day personally appeared before me ELANA HILLMAN ANGLE, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the purposes and uses therein mentioned.

GIVEN under my hand and official seal this 18 day of November, 2005.



  
Signature  
Print Name: Leslie Ann Di Maio  
Notary Public in and for the State of Washington,  
residing at Edmonds  
My commission expires 7-22-08