



201312090079

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

Skagit County Auditor \$74.00  
12/9/2013 Page 1 of 3 11:39AM

JOHN R. BRISCOE, Attorney  
900 Washington Street, Suite 820  
Vancouver, WA 98660

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20134897  
DEC 09 2013

Amount Paid \$0  
Skagit Co. Treasurer  
By *Mbm* Deputy

CHICAGO TITLE 620020431 MISC  
TRUST DEED

**Grantor (Seller):** JOYCELYN CHAVEZ, Successor Trustee of the MILLER LIVING TRUST dated October 26, 1992

**Grantee (Buyer):** HUNTER COPLEN, Personal Representative of the Estate of VICTORIA KAPUS-COPLEN

**Abbreviated Legal:** (5.98 AC) NE ¼ SE ¼ E of Colony Rd Less Ptn Ly NWly of S Li of 60ft Wide Tr Convy to Colony Ld Co By Af#707585 0/S#401 #752015 1973 Trf#891213

**Assessor's Tax Parcel #** 360327-4-001-0104 (P48438) 41951

**Other Reference No:** 9412230025

Documentary transfer tax is none. No consideration – transfer from trustee to a beneficiary.

THE GRANTOR, JOYCELYN CHAVEZ, Successor Trustee of the MILLER LIVING TRUST dated October 26, 1992,

hereby **CONVEYS AND QUIT CLAIMS TITLE “as-is” with no representations or warranties of any kind either express or implied to**

HUNTER COPLEN, Personal Representative of the Estate of VICTORIA KAPUS-COPLEN,

all of the Trust’s interest in the following-described real estate situated in the County of Skagit, State of Washington, including any interest therein which Grantor may hereafter acquire:

That portion of the Northeast ¼ of the Southeast ¼ of Section 27, Township 36 North, Range 3 East, W.M., lying Easterly of Colony Road as conveyed to Skagit County by deed

TRUST DEED - 1  
(4505 Colony Mtn Dr)  
Miller, Clarice Est-Trust Admin/D Trust Deed – Victoria House @ Bow

PABST HOLLAND & REYNOLDS, PLLC  
ATTORNEYS AT LAW  
900 Washington Street, Suite 820  
Vancouver, Washington 98660  
(360) 693-1910 • (503) 222-9201

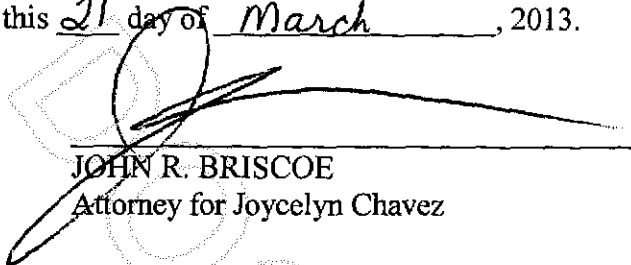


**CERTIFICATION OF TRUST**

I, JOHN R. BRISCOE, declare and state:

1. I am the attorney for JOYCELYN CHAVEZ, 10117 SE Sunnyside Road #F205, Clackamas, OR 97015, in her capacity as Successor Trustee of the MILLER LIVING TRUST dated October 26, 1992. The MILLER LIVING TRUST is irrevocable.
2. LUTHER MILLER died on January 14, 1999 and CLARICE MILLER died on July 12, 2012. Copies of their death certificates are attached hereto.
3. Pursuant to Section 9.4, JOYCELYN CHAVEZ is designated as Successor Trustee of the Trust. She has all powers and authority granted to Trustees under Washington law and the Washington Trust Act as stated in Section 7, which includes the power to lease, buy, sell, convey, encumber, and otherwise manage real property.
4. To the best of my knowledge, I certify that this Certification of Trust is true and accurate, and that the Trust has not been revoked, modified, or amended in any manner that would cause the representations herein to be incorrect, and is in full force and effect. The photocopy provided is a true copy of the original.

Executed at Clark County, Washington, this 21 day of March, 2013.

  
 JOHN R. BRISCOE  
 Attorney for Joycelyn Chavez

STATE OF WASHINGTON )  
 : ss.  
 County of Clark )

I certify that JOHN R. BRISCOE appeared personally before me and that I know or have satisfactory evidence that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 21 day of March, 2013.

**SHYLA R. HANSON**  
**NOTARY PUBLIC**  
**STATE OF WASHINGTON**  
 COMMISSION EXPIRES  
 SEPTEMBER 15, 2015

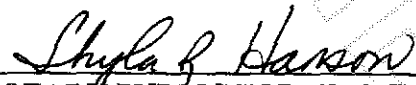
  
 NOTARY PUBLIC FOR WASHINGTON  
 My Commission Expires: 9-15-2015

Exhibit A  
 Page 1 of 3

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 900 Washington Street, Suite 820  
 Vancouver, Washington 98660  
 (360) 575-1100 • (360) 575-0004

CERTIFICATION OF TRUST  
 MILLER, CLARICE TRUST ADMIN D CERT TRUST - ABBREV

