

**FILED FOR RECORD AT REQUEST OF:**

ELDER LAW OFFICES OF BARRY M. MEYERS  
2828 Northwest Avenue  
Bellingham, WA 98225



201607130040

Skagit County Auditor

\$77.00

7/13/2016 Page

1 of

5 1:30PM

**WHEN RECORDED RETURN TO:**

JACK V. NELSON  
12113 Hilynn Drive  
Burlington, WA 98233

**CERTIFICATION OF TRUST**

**RE: AMENDED PEARL BELLE TOWNSEND FAMILY TRUST AGREEMENT**

Created May 15, 2013 and amended January 8, 2016

Pursuant to RCW 11.98.075

**GRANTOR:**  
**GRANTEE:**

Pearl Belle Townsend  
Jack V. Nelson, Trustees, AMENDED PEARL  
BELLE TOWNSEND FAMILY TRUST  
AGREEMENT

**LEGAL DESCRIPTION:**

Lot 1, EVERETT'S MCLEAN TRACTS,  
according to the Plat thereof recorded in Volume  
8 of Plats, page 4, records of Skagit County,  
Washington.

**ASSESSOR'S TAX PARCEL NUMBER:**  
**REFERENCE NUMBERS:**

Situated in Skagit County, Washington  
P65257 / 3911-000-001-0001  
201307310125

**LEGAL DESCRIPTION:**

Lots 1 through 5, block 193, MAP OF THE CITY  
OF ANACORTES, according to the plat thereof  
recorded in Volume 2 of Plats, pages 4 through 7,  
records of Skagit County.

**ASSESSOR'S TAX PARCEL NUMBER:**  
**REFERENCE NUMBERS:**

Situated in Skagit County, Washington.  
P56184 / 3772-193-005-0008  
201307310126

**LEGAL DESCRIPTION:**

Lot D of Short Plat No. MV 5-91, located in the  
Southwest ¼ of the Southwest ¼ of Section 21,  
Township 34 North, Range 4 East, W.M.,  
approved April 4, 1991 and recorded in Volume 9  
of Short Plats, page 356, under Auditor's File No.  
9105070081, records of Skagit County,  
Washington.

TOGETHER WITH a non-exclusive easement for  
ingress, egress and utilities over that portion of  
Lot C of said Short Plat No. MV 5-91 delineated  
for road and utility easement purposes on the face  
thereof.

**ASSESSOR'S TAX PARCEL NUMBER:  
REFERENCE NUMBERS:**

**P99199 / 340421-3-007-0400  
201307310127**

**LEGAL DESCRIPTION:**

**Lot 52, "Vedere Terrance", according to the plat recorded in Volume 7 of plats, page 84, Records of Skagit County Washington. Situated in Skagit County, Washington. P70193 / 4035-000-052-0008 201307310128**

**ASSESSOR'S TAX PARCEL NUMBER:  
REFERENCE NUMBERS:**

**LEGAL DESCRIPTION:**

**Unit 11, DIVISION STREET VILLAGE, a Condominium according to Declaration thereof recorded December 1, 2006, under Auditor's No. 200612010120, records of Skagit County Washington and Survey Map and Plans thereof recorded December 1, 2006, under Auditor's No. 200612010119, records of Skagit County, Washington. Situated in Skagit County, Washington P125291 / 4910-000-011-0000 201307310129**

**ASSESSOR'S TAX PARCEL NUMBER:  
REFERENCE NUMBERS:**

**LEGAL DESCRIPTION:**

**The East 1/2 of Lot 8, all of Lots 9 and 10, Block 192, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington. TOGETHER WITH that portion of the vacated alley in said block which would attach thereto by operation of law. Situated in Skagit County, Washington P56183 / 3772-192-010-0003 201307310130**

**ASSESSOR'S TAX PARCEL NUMBER:  
REFERENCE NUMBERS:**

**LEGAL DESCRIPTION:**

**The East 3 feet of Lot 9, and all of lots 10 through 12, Block 186, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington. P56173 / 3772-186-012-0003 201307310131**

**ASSESSOR'S TAX PARCEL NUMBER:  
REFERENCE NUMBERS:**

PEARL BELLE TOWNSEND, a single woman, ("Trustor") on May 15, 2013, created a revocable *intervivos* trust entitled the **PEARL BELLE TOWNSEND FAMILY TRUST AGREEMENT** ("Trust"). The terms of said Trust require that no amendment, revocations or modifications concerning the alternate Trustees or the powers granted to the Trustees or alternate Trustees of the Trust may be made without a concurrent amendment of this Certification of Trust.

The Trust was created and executed on May 15, 2013, and amended by Skagit County Superior Court, Cause No. 15-4-00415-8, on January 8, 2016, and currently exists. The name of the trust is the **AMENDED PEARL BELLE TOWNSEND FAMILY TRUST AGREEMENT**. The named trustee, JACK V. NELSON is willing to serve and has accepted this appointment and shall serve as Trustee with all the rights, powers, titles, and immunities specified within the Trust(s).

The term "fails to qualify or ceases to act as Trustee" as used in the Trust shall include the decision of any Trustee not to serve as Trustee no matter for what reason made, and shall also include the incapability of any Trustee to serve as Trustee by reason of death or otherwise. The next named Trustee is directed to accept as evidence of such incapability to serve the written determination of such fact presented to them by the then regular doctor of such Trustee. Such determination shall be valid and accepted by the Trustee until the Trustee who is so declared to be incapable to serve files a petition disputing said fact with the Superior Court of the State of Washington. Any Trustee may also resign as Trustee at any time.

The Trustees shall have all the powers available to Trustees in accordance with the laws of Washington, and specifically RCW 11.98.070, including, but not limited to the following specific powers:

1. To receive reasonable compensation from the Trust Estate during each calendar year for Trustee's ordinary services and additional compensation for any extraordinary services without court order.
2. To employ custodians, attorneys, accountants, investment advisers, and other agents to assist Trustee in the administration of the Trust. Reasonable payment for these services shall be made from the Trust Estate out of either income or principal at the Trustee's discretion.
3. To retain any property, including shares of the Trustee's own stock, or to abandon any property that the Trustee receives or acquires.
4. To retain, purchase, or otherwise acquire unproductive property unless specifically restricted.
5. To manage, control, grant options on, sell (for cash or on deferred payments), convey, exchange, partition, divide, improve and repair Trust property.
6. To lease Trust property for terms within or beyond the term of the Trust and for any purposes, including exploration for and removal of gas, oil, and other minerals; and to enter into community oil leases, pooling and unitization agreements.
7. To invest and reinvest the Trust Estate in every type of property, real, personal, or mixed, and every kind of investment, including but not limited to corporate obligations, every type of stock, shares in investment trusts, companies, mutual funds, or life insurance policies on the life of any beneficiary that investors of prudence, discretion, and intelligence acquire for their own account.

8. To vote and/or give proxies for any securities held in trust, participate in voting trusts or shareholder's agreements, consent to foreclosure or merger liquidations, and exercise or sell stock subscriptions or conversion rights.

9. To invest in mortgage participations, in shares of investment trusts and regulated investment companies that investors of prudence, discretion, and intelligence acquire for their own account.

10. To hold securities or other property in the Trustee's name as Trustee under the Trust.

11. 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 against any damage or loss.

12. To loan money to any person, including a trust beneficiary, at the prevailing interest rates.

13. To take any action, in the Trustee's reasonable discretion, to minimize the tax liabilities of any trust and its beneficiaries, to allocate the benefits among the various beneficiaries, and to make adjustments in the rights of any beneficiary, or between the income and principal accounts, to compensate for the consequences of any tax election or any investment or administrative decision that the Trustee reasonably believes has had the effect directly or indirectly of preferring one beneficiary over others.

14. To pay from the Trust Estate any death taxes attributable to the Trust Estate or any part thereof and the last illness and/or funeral expenses or other obligations incurred for the beneficiary's support.

15. To distribute the Trust assets if, in the Trustee's reasonable discretion, the Trust becomes uneconomical to administer by (1) distributing the Trust assets to the beneficiaries in proportion to their interests in the Trust; (2) purchase and deliver to the income beneficiaries a restrictive savings account, certificate of deposit, annuity, or endowment; distribute the Trust assets to a custodian for the beneficiaries under the Washington Uniform Transfer to Minors Act; or (4) distribute the Trust assets as provided by law.

**DATED:** July 12, 2016.

  
JACK V. NELSON

I accept the duties of Trustee as set forth herein and agree to perform the same. I certify that to the best of my knowledge the Trust has not been revoked, modified or amended in any manner that would cause the representations contained in this certification of Trust to be incorrect.

DATED: July 12, 2016.

  
JACK V. NELSON

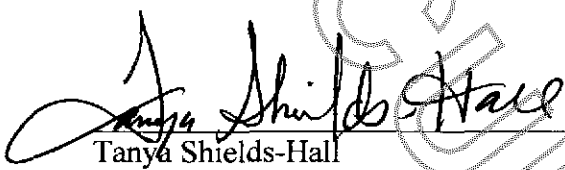
**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that JACK V. NELSON is the person who appeared before me, and said person acknowledged 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 12<sup>th</sup> day of July, 2016.



  
Tanya Shields-Hall  
Notary Public in and for the  
State of Washington  
Residing in Mount Vernon.  
My commission expires: 04/09/18.