

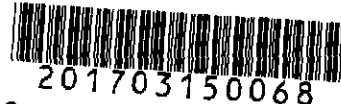
Return Address:

Susan M. Teel, Esq.

HAWKES LAW FIRM PS

19909 Ballinger Way NE

Shoreline, WA 98155



201703150068

Skagit County Auditor

3/15/2017 Page

1 of

4 2:45PM

\$76.00

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

Affidavit of Death of Trustee & Acceptance of Successor Trustee

1. of the Winter Family Bypass Trust

2. _____

3. _____

4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

1. Herbert A. Winter

2. Helen J. Winter

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. Gregory Winter

2. _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)(0.7000 ac) POTLATCH BEACH LOT 35 OF LOTS 34 & 35 ABOVE EXT HI-TIDE & 2/75 UNVID INT IN LOTS 19 TO 56 LYING BELOW THE LI
OF EXT HI-TIDE & TIDE LANDS OF 2ND CLASS ABUTTING UPON LOTS 19 TO 56Additional legal is on page 4 of document.**Assessor's Property Tax Parcel/Account Number**

assigned

APN P68058

☐ Assessor Tax # not yet

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party**Note to submitter:** Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

Recording Requested By:
SUSAN M. TEEL, ESQ.
HAWKES LAW FIRM
19909 BALLINGER WAY N.E.
SHORELINE, WA 98155

When Recorded Mail To:
SAME AS ABOVE

AFFIDAVIT OF DEATH OF TRUSTEE & ACCEPTANCE OF SUCCESSOR TRUSTEE
OF THE
WINTER FAMILY BYPASS TRUST, UDT 3/31/2003
HERBERT A. WINTER AND HELEN J. WINTER, Original Trustees and Trustees

Assessor's Parcel Number: P68058
County & State: Skagit County, Washington

I, GREGORY WINTER, being of legal age, being first duly sworn, depose and say:

1. HELEN J. WINTER ("Decedent") is the decedent named in the attached Death Certificate copy, and is the same person as HELEN J. WINTER, Settlor and Trustee in that certain Declaration of Trust, "The Winter Family Trust," (herein referred to as the "Trust"), dated March 31, 2003.

2. At the time of her death, HELEN J. WINTER, surviving spouse of HERBERT A. Winter, who died March 21, 2013, was the acting Trustee of the Trust.

3. Pursuant to the terms of the Trust, upon the death of the last to die of the Settlers, HELEN J. WINTER and HERBERT A. WINTER, GREGORY WINTER, is named to act as Successor Trustee. GREGORY WINTER has accepted the appointment as Successor Trustee and now serves as the Trustee under the Trust.

4. The Trustee has under the Trust, the power to perform discretionary acts as trustee without the consent, concurrence or direction of the beneficiaries of the Trust.

5. The Trustee has the powers reasonably required to administer the Trust including without limitation, the power to acquire, sell, grant, quitclaim, convey, donate, mortgage, encumber, lease, borrow, manage and otherwise deal with interest in real and personal property in the Trust name.

6. No other provisions of the Trust derogate from the power of the Trustee to convey, mortgage, lease or grant restrictions or easements or any other interest in real estate.

7. At the time of the Decedent's death, Decedent was the owner, as Trustee, of that certain real property, acquired by a deed recorded on 5/14/15, as Instrument No. 201505140026, APN P68058, in the Official Records of Skagit County, State of Washington. This property is legally described on "Exhibit A", attached hereto and incorporated herein by reference, and is situated in Skagit County, State of Washington:

8. I, am the successor Trustee of the same Trust under which said Decedent held title as trustee pursuant to the deed described above, and I am designated and empowered pursuant to the terms of said Trust to continue to serve as trustee thereof; and

9. Pursuant to the foregoing, I, GREGORY WINTER, herein agree to act as Successor Trustee of the Trust, and my signature shall be sufficient to bind the Trust.

Date: 3 March, 2017

By:

[Signature]

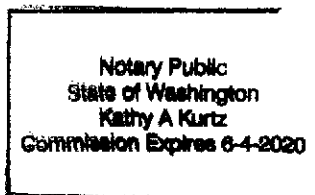
GREGORY WINTER

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF Spokane)

On this day before me, Kathy Kurtz, Notary Public, personally appeared GREGORY WINTER, individual, or individual(s) described in and who executed the within and foregoing instrument, and acknowledged that she (he or they) signed the same as her (his or their) free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 3rd day of March, 2017



Kathy Kurtz
Notary Public in and for the State of Washington,
Residing at Spokane
My appointment expires 06-04-2020

EXHIBIT A

[Legal Description]

That part of Lots 34 and 35 in the PLAT OF POTLATCH BEACH, according to the recorded Plat thereof in the office of the Auditor of Skagit County, Washington, in Volume 6 of Plats, page 10, lying above the line of extreme high tide; together with two seventy-fifths (2/75) undivided interest in Lots 19 to 56, inclusive, PLAT OF POTLATCH BEACH, lying below the line of extreme high tide, and tidelands of the second class situated in front of, adjacent to and abutting upon said Lots 19 to 56, inclusive; SUBJECT TO reservations of oil, gas, coal, or mineral fossils rights on the second class tidelands above-mentioned; ALSO, a non-exclusive easement of right-of-way over and across Lot 19 and the westerly 20 feet of Lots 20, 21, 22, and 23, 'PLAT OF POTLATCH BEACH', above-mentioned, for access to the beach, which easement is appurtenant to and running with Lots 34 and 35, herein-granted, reserving in the sellers an easement over the east 10 feet of said Lots 34 and 35, for the purpose of laying, constructing, maintaining, repairing and replacing water pipe lines, together with all the singular tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.