



201712060078

Skagit County Auditor

\$80.00

12/6/2017 Page

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3:25PM

**WHEN RECORDED RETURN TO:**

Melton Revocable Trust  
7885 N Westview Dr  
Coeur d'Alene, ID 83815

COPY

02-165236-0E

**DOCUMENT TITLE(S):**

Melton Revocable Trust dated February 21, 1991

*Land Title and Escrow*

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

**GRANTOR:**

Patricia Bernice Melton and Kenneth Dean Melton, as Co-Trustees of the Melton Revocable Trust, dated February 21, 1991

**GRANTEES:**

Patricia Bernice Melton and Kenneth Dean Melton, as Co-Trustees of the Melton Revocable Trust, dated February 21, 1991

**ABBREVIATED LEGAL DESCRIPTION:**

Slip B-56, Anacortes Marina Condo. Phase 2.

**TAX PARCEL NUMBER(S):**

4440-002-056-0009, P82479

**MELTON REVOCABLE TRUST  
REVOCABLE TRUST AGREEMENT**

This trust is a complete amendment to:  
The Revocable Trust Agreement made the 21 day of February 1991,  
Between Frank Dean Melton and Patricia Bernice Melton, husband  
and wife, residing at LaConner, Skagit County, Washington  
("Trustors"), and Frank Dean Melton and Patricia Bernice Melton  
(jointly called "Trustee").

**ARTICLE I  
BENEFICIARIES**

The beneficiaries of this trust are the Trustors, Frank Dean Melton  
and Patricia Bernice Melton, and their descendants including their  
children; namely, Stephen Patrick Melton, Kenneth Dean Melton, and  
Joseph Jack Melton.

**ARTICLE II  
TRANSFER OF PROPERTY**

Trustee acknowledges receipt of the property of Trustors  
described in the attached Schedule A. This property is declared to be  
community property and such property, together with any other  
community property hereafter transferred to Trustee, and accepted  
by Trustee, shall constitute the "Trust Estate" and shall be  
administered by Trustee as provided in this instrument. All  
community property transferred to Trustee shall retain its character  
as community property during Trustor's lifetimes. This trust shall be  
known as the MELTON REVOCABLE TRUST.

## ARTICLE XI

### TRUSTEE POWERS AND DUTIES

11.1 Powers of Trustee. The Trustee, including any successor Trustee hereunder, shall have all the rights, powers, and duties which now exist or may later be conferred by Washington law (including RCW Title 11), and with regard to any real property held in this trust, shall have all further rights, powers and duties which now exist, or may later be conferred by the law of the jurisdiction that is the situs of such real property, except as modified by the following rights, powers, and duties:

11.1.1 Acquire and retain any property originally constituting the trust or subsequently added thereto, without the need for diversification as to kinds and amounts and whether or not income producing, except as otherwise provided herein;

11.1.2 Investments. Invest and reinvest the trust property in bonds, stocks, mortgages, notes, bank deposits, shares of registered investment companies, or other property of any kind, real or personal, suitable for the investment of trust fund. The Trustee shall have the authority to appoint an investment manager or managers to manage all or any part of the assets of the Trust, and to delegate to said manager investment discretion, within the limits prescribed by law, if any.

11.1.3 Dispositions. Without notice of any kind, the Trustee may sell or otherwise dispose of any real or personal property in any manner whatsoever upon terms as the Trustee deems advisable.

11.1.4 Life Insurance. Maintain or terminate any life insurance policy included in the trust property, pay premiums thereon (from principal), and exercise all incidents of ownership in connection therewith;

11.1.5 Other Acts. Perform other acts necessary or appropriate for the proper administration of the trust; execute and deliver necessary instruments and give full receipts and discharges;

11.1.6 Coordination With Probate Estate. If the Trustor has no probate estate, the Trustee is authorized to take such actions as Trustor's Personal Representative would otherwise be empowered to do, including, but not limited to:

(a) demanding, receiving holding administering, and distributing as an addition to this trust occasioned by the Trustor's death, anything of value belonging to the Trustor's estate;

(b) making any tax elections; and

(c) paying all debts, taxes, and expenses attributable to Trustor's estate in accordance with the terms hereof.

## ARTICLE XII

### SUCCESSOR TRUSTEE

12.1 Identification of Successor Trustee. If either Frank Dean Melton or Patricia Bernice Melton fails or ceases to serve as Trustee, the other of them shall serve as sole Trustee. The last serving Trustee shall have the power to appoint, by a writing filed with the trust, one or more individuals and/or an investment manager authorized to do a trust business to serve as successor Co-Trustee. If the office of Trustee is vacant, Stephen Patrick Melton, Kenneth Dean Melton, and Joseph Jack Melton are nominated to serve as successor Co-Trustees. If any of them, Stephen Patrick Melton, Kenneth Dean Melton or Joseph Jack Melton, is unable or unwilling to serve then the remaining individual(s) shall serve as successor Co-Trustee(s).

12.1.1 ~~When there is more than one Successor trustee serving, the multiple trustees must unanimously agree in order to act. If the Trustors are serving as Trustee this provision does not apply.~~

When there is more than one Successor trustee serving, the multiple trustees must unanimously agree in order to act. If the Trustors are serving as Trustee this provision does not apply.

EXECUTED by Trustors and Trustee on the twenty fourth day of April, 1997.

TRUSTORS:

Frank Dean Melton  
Frank Dean Melton

Patricia Bernice Melton  
Patricia Bernice Melton



TRUSTEE:

Frank Dean Melton  
Frank Dean Melton

Patricia Bernice Melton  
Patricia Bernice Melton

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )

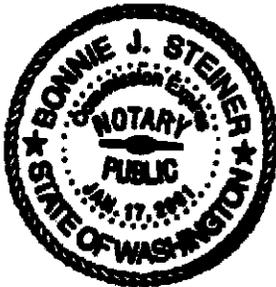
On this day personally appeared before me Frank Dean Melton and Patricia Bernice Melton, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledge that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Dated April 24, 1997

Bonnie J. Steiner

NOTARY PUBLIC in and for the State of Washington

My appointment Expires: 1-17-2001



1991

## FIRST AMENDMENT

### TO THE MELTON REVOCABLE TRUST

This is the first amendment to the "The Melton Revocable Trust, dated 21 February 1991, Frank Dean Melton and Patricia Bernice Melton, Trustors and/or Trustees", and as such, amends and replaces the provisions of the original Trust, insofar as these conflict with the terms hereof.

This amendment to trust is created in its state of execution; however, it is intended to be effective in all states and foreign jurisdictions where it owns property of any kind or value.

The undersigned, Frank Dean Melton and Patricia Bernice Melton, as "Settlors" or "Trustors", and as "Trustees", and "Beneficiaries" enter into this amendment.

First, this trust is amended as follows: As to the provision titled Article XII Successor Trustee, located at page 20 of the original trust, shall hereby and hereinafter be amended as to clause 12.1 Identification of Successor Trustee, in its entirety. This clause shall hereby and hereinafter read as follows:

- 12.1 Identification of Successor Trustee. If either FRANK DEAN MELTON or PATRICIA BERNICE MELTON fails or ceases to serve as Trustee, the other of them shall serve as sole Trustee. The last serving Trustee shall have the power to appoint, by a writing filed with the trust, a successor trustee. If the office of Trustee is vacant, STEPEHN PATRICK MELTON, KENNETH DEAN MELTON and JOSEPH JACK MELTON are all nominated to serve as successor Co-Trustees, without the approval of any court.. If any one of the previously nominated appointees is unable or unwilling to act for any reason, the remaining nominated appointees shall act in concert, in the event that two of the previously named appointees are unable or unwilling to act for any reason, then in that event the remaining individual shall serve as sole successor Trustee, without the approval of any court.

**NOTICE OF APPOINTMENT OF CO-TRUSTEE FOR THE MELTON REVOCABLE TRUST DATED FEBRUARY 21, 1991**

I, Patricia Bernice Melton, hereby immediately appoint my son, Kenneth Dean Melton (also known as "Buck" Melton) as the Co-Trustee of the Melton Revocable Trust, dated February 21, 1991, and any amendments thereto, to act alongside of me in my role as Last Serving Trustee.

This document shall serve as the written Notice of Appointment of Co-Trustee called for in Article XII, Section 12.1, ("Identification of Successor Trustee") of the Melton Revocable Trust, dated February 21, 1991, as amended, and shall be filed with the trust as called for in said Section 12.1.

DATED: June 23, 2017

Patricia Melton  
Patricia B. Melton, Trustee

**VERIFICATION**

STATE OF IDAHO )

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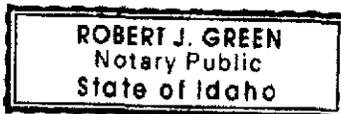
COUNTY KOOTENAI )

) ss.

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On this day, June 23, 2017, before me personally appeared Patricia B. Melton, as Trustee, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual whose name is subscribed to the foregoing Notice of Appointment of Co-Trustee, and acknowledged that she executed the same as her voluntary act and deed for the purposes therein contained.

Witness my hand and official seal.



Robert J. Green  
Robert J. Green, Notary Public  
350 E. Kathleen Ave., Ste. 300  
Coeur d'Alene, Idaho 83815  
My commission expires: February 6, 2021