



201802020076

Skagit County Auditor

\$86.00

2/2/2018 Page

1 of 13 1:10PM

When recorded return to:

LAUREN DEJONG-KOEBERNICK
1007 CONOUR PLACE
SQUAMISH, BC
V8B 0P4 CANADA

QUIT CLAIM DEED

THE GRANTOR(S)

LAUREN DEJONG-KOEBERNICK SOLE HEIR ESTATE OF
JOHN AND SUSAN DEJONG

for and in consideration of
CLEARING TITLE

in hand paid, conveys and quit claims to
LAUREN DEJONG-KOEBERNICK

the following described real estate, situated in the County of SKAGIT, State of Washington

together with all after acquired title of the grantor(s) herein:

- LOT F-14, LAKE TYEE, DIVISION NO. II SERIAL #308
- MOBILE TRAILER (1998 SKANDIA MANOR 33 PARK MODEL)
- ADDITION THERETO,
- GARDEN SHED
- ALL FINISHES, FURNITURE, FIXTURES, APPLIANCES, WARES, TOOLS, AND EQUIPMENT THEREIN

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P-79130

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

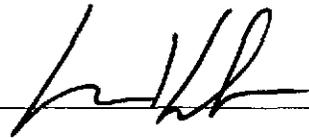
2018487

FEB 02 2018

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

Dated: January 30/18

LAUREN DEJONG-KOEBERNICK



Province
STATE OF B.C.
Dist. of Squamish
COUNTY OF Squamish

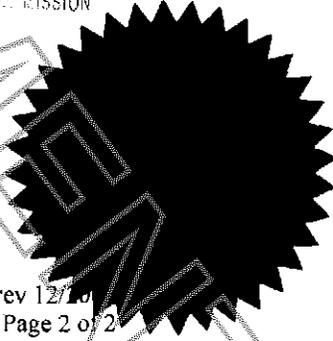
ss.

I certify that I ~~know or~~ have satisfactory evidence that Lauren Renee Dejong-Koebornick ~~(is)~~ are the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument...

Dated: January 30/18

Notary name printed or typed:
Notary Public in and for the State of CAM SHERK, B.A. MALS
Residing at NOTARY PUBLIC
My appointment expires: P.O. BOX 1760
#201- 38142 CLEVELAND AVENUE
SQUAMISH, B.C. V8B 0B2
TEL: 604-567-8711 FAX: 604-567-8910

CANADA
PROVINCE OF BRITISH COLUMBIA
NOTARY PUBLIC COMMISSION



BRITISH COLUMBIA

Vital Statistics Agency

IMPORTANT DOCUMENT

I HEREBY CERTIFY THIS DOCUMENT
TO BE A TRUE COPY OF THE ORIGINAL.

This certificate is a valuable legal document. Please keep it in a secure place.

Nicole Garton-Jones Aug 6, 2013

Nicole Garton-Jones
Barrister & Solicitor
Heritage Law
220 - 545 Clyde Avenue
West Vancouver, BC V7T 1C5
Telephone 778-786-0615 ext. 118

ERRORS OR OMISSIONS MUST BE
REPORTED DIRECTLY TO THE
VITAL STATISTICS AGENCY WITHIN
90 DAYS OF ISSUE.

THIS CERTIFICATE IS INVALID IF PLASTICIZED OR ALTERED

CANADA
BRITISH COLUMBIA

CERTIFICATE OF
DEATH

PROVINCE OF BRITISH COLUMBIA
Vital Statistics Agency

24885324

This is to certify that the following is an extract from the registration on file with the Vital Statistics Agency, Victoria, British Columbia, concerning the death of

Name JOHN THOMAS DE JONG

Date of Death JUL 21, 2013

Sex MALE

Place of Death NORTH VANCOUVER

Age 70 YEAR(S)

Registration No. 2013-59-018655

Birthplace FRIESLAND, NETHERLANDS

Residence NORTH VANCOUVER, BRITISH COLUMBIA



BRITISH
COLUMBIA

Given under my hand at Victoria, British Columbia

this 26 day of JUL 2013

Jack Shewchuk
Jack Shewchuk
Chief Executive Officer
Vital Statistics Agency

Aug 6, 2013

John Thomas DeJong

THIS IS THE LAST WILL of me, **JOHN THOMAS DEJONG**, of 206 – 3377 Capilano Crescent, North Vancouver, British Columbia, made this 16th day of November, 2012.

REVOCATION OF FORMER WILLS

1. I revoke all former wills and codicils made by me.

Nicole Garton-Jones
Barrister & Solicitor
Heritage Law
220 - 545 Clyde Avenue
West Vancouver, BC V7T 1C5
Telephone 778-786-0615 ext. 118

EXECUTORS AND TRUSTEES

2. I appoint my spouse, **SUSAN DEJONG** ("Susan"), to be the sole executor of this Will and trustee of my estate, provided that if Susan is unable or unwilling to act or to continue to act, then I appoint my daughter, **LAUREN RENEE DEJONG-KOEBERNICK** ("Lauren"), to be the executor of this Will and trustee of my estate in Susan's place. In the event that both Susan and Lauren are unable or unwilling to act or to continue to act, then I appoint my friend, **KIM MILLAR** ("Kim"), to be the executor of this Will and trustee of my estate. I refer to my executors and trustees, whether original or substituted, as my Trustees.

DEVISE OF PROPERTY TO TRUSTEES

3. I give all my property of every nature and kind, including without limitation any property over which I have a general power of appointment, to my Trustees upon the following trusts:

Realization of Assets

- (a) to gather in my estate and sell or otherwise dispose of it or any part of it at such time or times for such price and in such manner and upon such terms as my Trustees in their absolute discretion determine. I hereby expressly authorize my Trustees to continue to hold, without liability for loss or depreciation, for as long as they consider appropriate in their absolute discretion any asset, property or investment owned by me at the date of my death, notwithstanding that the same may not be an investment in which a trustee may by law properly invest trust funds;

[Handwritten signatures and initials]

(iii) when that grandchild reaches the age of twenty-five years, to give that grandchild what remains of that grandchild's fund; and,

(iv) if that grandchild dies before reaching the age of twenty-five years, what remains of that grandchild's fund shall be added to the residue of my estate;

Devise of Residue

(i) if Susan is living on the thirtieth day following the date of my death, my Trustees shall give the residue of my estate to Susan;

(j) If Susan is not living on the thirtieth day following the date of my death:

Lauren's Fund

(i) with respect to the residue of my estate ("Lauren's Fund"):

Trustees of Lauren's Fund

(A) I appoint my daughter, Lauren, to be the trustee of Lauren's Fund (the "Lauren's Fund Trustee");

Terms of Lauren's Fund

(B) I direct my Trustees to pay the Lauren's Fund to the Lauren's Fund Trustee on the following trusts:

Discretionary trust for Lauren, Lauren's Spouse and Children

(I) to pay or apply so much of the income and capital of what remains from time to time of Lauren's Fund as the Lauren's Fund Trustee decide is advisable for the care, maintenance, benefit, and education of:



UNWITNESSED
If such beneficiary dies before attaining the age of thirty years, my Trustees shall divide his or her part or share that is then remaining, including any accumulated income, in equal shares among his or her children who survive him or her or, failing any such children, in equal shares among his or her siblings who survive him or her or, failing also any such siblings, in equal shares among my descendants who survive him or her.

Notwithstanding any other provision of this Will, any part or share for any beneficiary otherwise to be held hereunder and any interest therein which is not fully vested absolutely and indefeasibly in such beneficiary prior thereto shall be fully vested absolutely and indefeasibly in such beneficiary on the date that is one day before the later of (i) twenty-one years after the date of death of the last survivor of my issue who are living at the date of my death and (ii) the date that is 80 years after the date of my death.

PAYMENTS TO OR ON BEHALF OF PERSONS UNDER A DISABILITY

5. My Trustees may make any payments for any beneficiary under the age of majority, or otherwise under a disability, which they are entitled to make under the terms of this Will to a parent, guardian, committee, attorney, representative or other person for such beneficiary as my Trustees in their absolute discretion consider appropriate. The receipt of such parent, guardian, committee, attorney, representative or person for such payment shall be a sufficient discharge to my Trustees.

POWERS OF TRUSTEES

6. Subject to the provisions of this Will, my Trustees shall have in relation to my estate all of the powers that a natural person would have if such person were the beneficial owner of my estate, including without limitation the specific powers set forth below:

Power to Sell

- (a) my Trustees may sell the whole or any part of my estate both real and personal, whether or not it may have been set aside as part of any fund or share, at such time or times, upon such terms and conditions and either for cash or credit or part cash and part credit as my Trustees in their absolute discretion consider

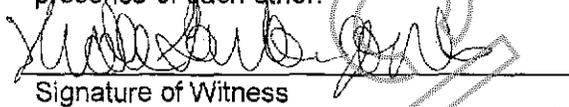
Handwritten initials 'JD' and a signature.

HEADINGS

10. The headings in this Will are for convenience only and do not form part of this Will.

IN WITNESS WHEREOF I have to this my Will, written upon this and twelve preceding pages, subscribed my name.

We were both present, at the request of JOHN THOMAS DEJONG when he signed this Will. We then signed as witnesses in his presence and in the presence of each other:



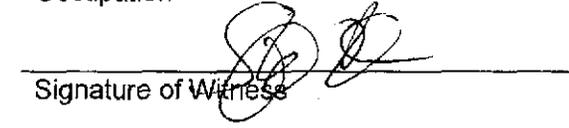
Signature of Witness

Printed Name **Nicole Garton-Jones**
Barrister & Solicitor
Heritage Law

Address (Street) **220-545 Clyde Avenue**
West Vancouver, BC V7T 1C5
Telephone **778-786-0615 ext. 118**

City, Province

Occupation



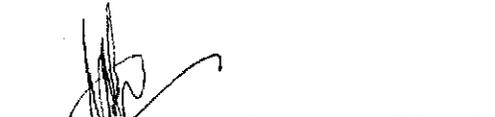
Signature of Witness

Printed Name

Address (Street) **Stefany Kaito**
Administrative Assistant
220-545 Clyde Avenue

City, Province **West Vancouver, BC V7T 1C5**
Telephone **778-786-0615 ext 115**

Occupation



JOHN THOMAS DEJONG

UNWITNESSED
DOCUMENT

BRITISH COLUMBIA

Vital Statistics Agency

IMPORTANT DOCUMENT

This certificate is a valuable legal document. Please keep it in a secure place.

ERRORS OR OMISSIONS MUST BE REPORTED DIRECTLY TO THE VITAL STATISTICS AGENCY WITHIN 90 DAYS OF ISSUE.

THIS CERTIFICATE IS INVALID IF PLASTICIZED OR ALTERED

BRITISH COLUMBIA

PROVINCE OF BRITISH COLUMBIA
Vital Statistics Agency

24591645

This is to certify that the following is an extract from the registration on file with the Vital Statistics Agency, Victoria, British Columbia, concerning the death of

Name SUSAN DE JONG

Date of Death FEB 18, 2013

Place of Death NORTH VANCOUVER

Age 64 YEAR(S)

Birthplace BRITISH COLUMBIA, CANADA

Residence NORTH VANCOUVER, BRITISH COLUMBIA



Sex FEMALE

Registration No. 2013-59-004867

BRITISH COLUMBIA

Given under my hand at Victoria, British Columbia

this 22 day of FEB 2013


Jack Shewchuk
Chief Executive Officer
Vital Statistics Agency

NOTARIAL CERTIFICATE

CANADA

PROVINCE OF BRITISH COLUMBIA



TO ALL TO WHOM THESE PRESENTS
MAY COME BE SEEN OR KNOWN

I, Nicole L. Garton-Jones, a Notary Public, duly appointed, having an office in the City of West Vancouver, in the Province of British Columbia, do certify that the document attached hereto is a true copy of the Certificate of Death of Susan De Jong, dated the 22nd day of February, 2013, the said copy having been compared by me with the original document, an act whereof being requested I have granted under notarial form and seal of office to serve and avail as occasion may require.

Dated at West Vancouver, British Columbia, this 1st day of April, 2013.

A Notary Public in and for the
Province of British Columbia

Nicole Garton-Jones
Barrister & Solicitor
Heritage Law
220 - 545 Clyde Avenue
West Vancouver, BC V7T 1C5
Telephone: 778 795-0615

Aug 6, 2013

Nicole Garton-Jones

THIS IS THE LAST WILL of me, **SUSAN DEJONG**, of 206 – 3377 Capilano Crescent, North Vancouver, British Columbia, made this 16th day of November, 2012.

REVOCATION OF FORMER WILLS

Nicole Garton-Jones
Barrister & Solicitor
Heritage Law
220 - 545 Clyde Avenue
West Vancouver, BC V7T 1C5
Telephone 778-786-0615 ext. 118

1. I revoke all former wills and codicils made by me.

EXECUTORS AND TRUSTEES

2. I appoint my spouse, **JOHN THOMAS DEJONG** ("John"), to be the sole executor of this Will and trustee of my estate, provided that if John is unable or unwilling to act or to continue to act, then I appoint my daughter, **LAUREN RENEE DEJONG-KOEBERNICK** ("Lauren"), to be the executor of this Will and trustee of my estate in John's place. In the event that both John and Lauren are unable or unwilling to act or to continue to act, then I appoint my friend, **KIM MILLAR** ("Kim"), to be the executor of this Will and trustee of my estate. I refer to my executors and trustees, whether original or substituted, as my Trustees.

DEVISE OF PROPERTY TO TRUSTEES

3. I give all my property of every nature and kind, including without limitation any property over which I have a general power of appointment, to my Trustees upon the following trusts:

Realization of Assets

- (a) to gather in my estate and sell or otherwise dispose of it or any part of it at such time or times for such price and in such manner and upon such terms as my Trustees in their absolute discretion determine. I hereby expressly authorize my Trustees to continue to hold, without liability for loss or depreciation, for as long as they consider appropriate in their absolute discretion any asset, property or investment owned by me at the date of my death, notwithstanding that the same may not be an investment in which a trustee may by law properly invest trust funds;

SP
PD

- (iv) if that grandchild dies before reaching the age of twenty-five years, what remains of that grandchild's fund shall be added to the residue of my estate;

Devise of Residue

- (i) if John is living on the thirtieth day following the date of my death, my Trustees shall give the residue of my estate to John;
- (j) If John is not living on the thirtieth day following the date of my death:

Lauren's Fund

- (i) with respect to the residue of my estate ("Lauren's Fund"):

Trustees of Lauren's Fund

- (A) I appoint my daughter, Lauren, to be the trustee of Lauren's Fund (the "Lauren's Fund Trustee");

Terms of Lauren's Fund

- (B) I direct my Trustees to pay the Lauren's Fund to the Lauren's Fund Trustee on the following trusts:

Discretionary trust for Lauren, Lauren's Spouse and Children

- (l) to pay or apply so much of the income and capital of what remains from time to time of Lauren's Fund as the Lauren's Fund Trustee decide is advisable for the care, maintenance, benefit, and education of:

- (a) Lauren;

SC
AN
[Signature]

absolutely and indefeasibly in such beneficiary on the date that is one day before the later of (i) twenty-one years after the date of death of the last survivor of my issue who are living at the date of my death and (ii) the date that is 80 years after the date of my death.

PAYMENTS TO OR ON BEHALF OF PERSONS UNDER A DISABILITY

5. My Trustees may make any payments for any beneficiary under the age of majority, or otherwise under a disability, which they are entitled to make under the terms of this Will to a parent, guardian, committee, attorney, representative or other person for such beneficiary as my Trustees in their absolute discretion consider appropriate. The receipt of such parent, guardian, committee, attorney, representative or person for such payment shall be a sufficient discharge to my Trustees.

POWERS OF TRUSTEES

6. Subject to the provisions of this Will, my Trustees shall have in relation to my estate all of the powers that a natural person would have if such person were the beneficial owner of my estate, including without limitation the specific powers set forth below:

Power to Sell

- (a) my Trustees may sell the whole or any part of my estate both real and personal, whether or not it may have been set aside as part of any fund or share, at such time or times, upon such terms and conditions and either for cash or credit or part cash and part credit as my Trustees in their absolute discretion consider advisable, with full power to give options and to sell by public auction, tender or private contract or otherwise;

Power to Invest

- (b) my Trustees in making or holding investments for my estate may make or hold any investments which they in their absolute discretion consider appropriate including, without limitation, investments in mutual funds, common trust funds, unit trusts and other similar investments;

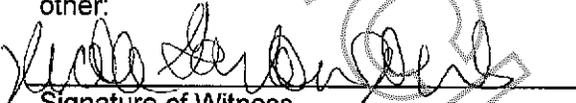
Handwritten initials and a signature in the bottom right corner of the page.

HEADINGS

10. The headings in this Will are for convenience only and do not form part of this Will.

IN WITNESS WHEREOF I have to this my Will, written upon this and twelve preceding pages, subscribed my name.

We were both present, at the request of SUSAN DEJONG, when she signed this Will. We then signed as witnesses in her presence and in the presence of each other:



Signature of Witness

Nicole Garton-Jones

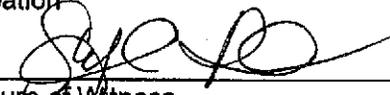
Printed Name

Barrister & Solicitor
Heritage Law
220-545 Clyde Avenue

Address (Street)
West Vancouver, BC V7T 1C5
Telephone 778-786-0815 ext. 118

City, Province

Occupation



Signature of Witness

Printed Name

Address (Street)

Stefany Kaito

City, Province
Administrative Assistant
220-545 Clyde Avenue
West Vancouver, BC V7T 1C5
Telephone 778-786-0815 ext 115

Occupation



SUSAN DEJONG

UNOFFICIAL DOCUMENT

