

AFTER RECORDING MAIL TO:

Judith E. Hogg  
3815 Ridge Court  
Mount Vernon, WA 98274



Skagit County Auditor  
4/3/2018 Page

1 of 11 3:20PM \$84.00

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-166006-OE

*Land Title* Statutory Warranty Deed

THE GRANTOR FRANCES J. ERHARDT, GUARDIAN OF THE ESTATE OF MARY KOOPMANS, an incapacitated person, per Skagit County Superior Court Cause No. 14-4-00297-1 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JUDITH E. HOGG, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 12, Park Ridge Div. II

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 4634-000-012-0001, P105893

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-166006-OE.

Dated March 27, 2018

FRANCES J. ERHARDT, GUARDIAN OF THE ESTATE OF MARY KOOPMANS, an incapacitated person, per Skagit County Superior Court Cause No. 14-4-00297-1

*Frances J. Erhardt, Guardian*  
By: Frances J. Erhardt, Guardian

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20181323  
APR 03 2018

Amount Paid \$8646.90  
Skagit Co. Treasurer  
By *Umm* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Frances J. Erhardt** signed this instrument, on oath stated that **he / she / they** are authorized to execute the instrument and acknowledged it as the **Guardian** of **The Estate of Mary Koopmans, an incapacitated person, per Skagit County Superior Court Cause No. 14-4-00297-1** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 27, 2018

Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2018



**EXHIBIT A**

Lot 12, "PARK RIDGE, DIVISION II," as per plat recorded in Volume 15 of Plats, pages 187 and 188, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

2014 OCT 17 AM 9:47

COPY

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR SKAGIT COUNTY

In re Guardianship of:

MARY KOOPMANS,

An Incapacitated Person.

Cause No. 14-4-00297-1

ORDER APPOINTING GUARDIAN  
OF PERSON AND GUARDIAN OF  
ESTATE

*Clerk's Action Required*

CLERK'S ACTION REQUIRED:

- Notice to Auditor re loss of voting rights  YES  NO
- Issue Letters of Guardianship of Person to Teresa VanderPol
- Issue Letters of Guardianship of Estate to Frances J. Erhardt

GUARDIANSHIP SUMMARY

Date Guardians Appointed: October 17, 2014  
Due Date for Report and Accounting: Within three months of October 17, 2015  
Date of Next Review: Within four months of October 17, 2015  
Letters Expire on: October 17, 2019  
Bond Amount: \$ 50,000  
Restricted Account Agreements Required: Yes  No

ORDER APPOINTING GUARDIAN  
OF PERSON AND GUARDIAN OF ESTATE

1 ELDER LAW OFFICES OF BARRY M. MEYERS, P.S.  
2828 Northwest Avenue  
Bellingham, WA 98225  
Phone (360) 647-8846 Facsimile (360) 647-8854

1 Due Date for Inventory:

Within three months of October 17, 2014

2 Due Date for First Care Plan:

Within three months of October 17, 2014

3

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Incapacitated Person	Guardian of Person	Guardian of Estate
Name: Mary Koopmans	Name: Teresa VanderPol	Frances J. Erhardt
Address: 3815 Ridge Court, Mount Vernon, WA 98274	Address: 14598 Dogwood Ln., Mount Vernon, WA 98273	PO Box 1483, Edmonds, WA 98020
Phone: *	Phone: *	Phone: *

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10 \*See Confidential Information Form filed August 21, 2014

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Interested Parties	Address	Relationship to IP
John R. Koopmans	3010 Lucy Ln., Zillah, WA 98953	Son
Evelyn J. Bates	9013 62 <sup>nd</sup> Dr. NE, Marysville, WA 98270	Daughter
Irene R. Darnell	16963 Vaughn Rd., Mount Vernon, WA 98274	Daughter
Sidney M. Koopmans	17948 468 <sup>th</sup> Ave., Goodwin, SD 57238	Son
Ed Koopmans	8858 Green Rd., Burlington, WA 98233	Son
Tina Schaap	282 SE Dawnview Dr., Shelton, WA 98584-7666	Sister
Janke Bakker	Unknown	Sister

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23 This Matter came on regularly for hearing on a Petition for Appointment of Guardian of

24 Person and Guardian of Estate of MARY KOOPMANS, the Alleged Incapacitated

25 Person.

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1 Petitioners FRANCES J. ERHARDT, EVELYN J. BATES, and TERESA VANDERPOL  
2 were present before the Court with their attorney, <sup>Barry M. Meyers</sup> ~~David M. Neubeck~~ of the Elder Law  
3 Offices of Barry M. Meyers, P.S. Petitioners SIDNEY M. KOOPMANS, JOHN R.  
4 KOOPMANS, and IRENE R. DARNELL were not present before the Court.

5  
6 MARY KOOPMANS, the Alleged Incapacitated Person, was not present before the  
7 Court.

8  
9 The court-appointed Guardian ad Litem, MICHELLE GERI FARRIS, was personally  
10 present before the Court.

11  
12 The Court considered the written reports of the Guardian ad Litem and the physician  
13 or psychologist selected by the Guardian ad Litem, the testimony of witnesses,  
14 remarks of counsel, and the papers and pleadings filed herein. Based on the above,  
15 the Court makes the following:  
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18 **FINDINGS OF FACT**

- 19 1. All notices required by law have been given.  
20 2. The facts set forth in the Petition are true and correct, and the Court has  
21 jurisdiction over the person and estate of the alleged incapacitated person.  
22 3. The alleged incapacitated person, MARY KOOPMANS, is incapable of  
23 managing either her property or her person and is in need of a full Guardian  
24 over her person and a full Guardian over her estate.  
25 4. The Alleged Incapacitated Person executed a power of attorney prior to  
26 becoming incapacitated, but this document proved insufficient to provide for her  
27 needs or protect her from financial exploitation.  
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1 5. The proposed guardians are qualified to act as Guardian of the Person and  
2 Guardian of the Estate of the incapacitated person. The proposed Guardians'  
3 addresses are as follows:

4 TERESA VANDERPOL, Guardian of the Person  
5 14598 Dogwood Ln.  
6 Mount Vernon, WA 98273

7 *See Confidential Information Form for telephone number*

8 FRANCES J. ERHARDT, Guardian of the Estate  
9 PO Box 1483  
10 Edmonds, WA 98020

11 *See Confidential Information Form for telephone number*

12 The Guardians shall complete lay guardian training and shall each file a  
13 Declaration of Completion of Guardian Training within thirty (30) days of the date of  
14 this Order.

#### 15 CONCLUSIONS OF LAW

16 That MARY KOOPMANS is an incapacitated person within the meaning of  
17 RCW Chapter 11.88, and a Guardian of the person and Guardian of the estate shall  
18 be appointed; that TERESA VANDERPOL (Guardian of the Person) and FRANCES J.  
19 ERHARDT (Guardian of the Estate) are fit and proper persons as required by RCW  
20 11.88.020 to be appointed; and that the powers of the Guardians and the limitations  
21 and restrictions placed on the incapacitated person shall be as follows: all powers as  
22 specified in RCW 11.88 and 11.92.

#### 23 ORDER

24 1. **Appointment of Guardians:** TERESA VANDERPOL is appointed as  
25 Full Guardian of the Person ("Guardian of the Person"). FRANCES J. ERHARDT is  
26 appointed Full Guardian of the Estate ("Guardian of the Estate"). The powers of the  
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1 Guardians and the limitation and restrictions placed on the incapacitated person shall  
2 be as set forth above.

3 **2 Letters of Guardianship:** The Clerk of the Court shall issue Letters of  
4 Guardianship of the Person to TERESA VANDERPOL upon the filing of an Oath. The  
5 Clerk of the Court shall issue Letters of Guardianship of the Estate to FRANCES J.  
6 ERHARDT upon the filing of an oath and posting of bond of \$ 50,000 shall be

7 **3. Blocked Accounts:** <sup>The proof of</sup> Notwithstanding the requirements of Paragraph 4  
8 below, assets exceeding the bond amount of \$ 50,000 — that are capable  
9 of being blocked shall be placed in a blocked account with an insured financial  
10 institution. A receipt for such blocked account(s) shall be filed herein within <sup>forty-five (45)</sup> ~~thirty (30)~~  
11 days of this order or receipt of such asset.

12 **4. Unblocked Accounts:** Ms. Koopmans shall be allowed to maintain  
13 unrestricted access to a bank account containing up to \$5,000.

14 **5. Power to Invest and Reinvest:** The Guardian shall have the power to  
15 invest and reinvest (1) under RCW 11.92.040(5) and (6) and under RCW 11.100 to  
16 the extent that the provisions of RCW 11.100 exceed and expand upon the powers  
17 granted under RCW 11.92.040(5) and (6); and (2) under RCW 11.98.070 to the  
18 extent such powers under this provision deviate from the provisions of 11.92 et seq.

19 **5. Inventory:** Within three (3) months of appointment the Guardian of the  
20 Estate shall file a verified inventory of all the property of the Incapacitated Person,  
21 which shall come into the Guardian's possession or knowledge, including a statement  
22 of all encumbrances, liens and other secured charges on any item. A review hearing  
23 upon filing of the inventory is not required.

24 **6. Personal Care Plan:** The Guardian of the Person shall complete and  
25 file within three (3) months after appointment a Personal Care Plan which shall comply  
26 with the requirements of RCW 11.92.043(1).  
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1 7. **Disbursements:** On or before the date the inventory is due, the  
2 Guardian of the Estate shall also apply to the Court for an Order Authorizing  
3 Disbursements on behalf of the Incapacitated Person as required by RCW 11.92.040.

4 8. **Substantial Change in Condition or Residence:** The Guardian of the  
5 Person shall report to the Court within thirty (30) days any substantial change in the  
6 Incapacitated Person's condition, or any change in residence of the Incapacitated  
7 Person.

8 9. **Designation of Standby Guardian:** Within three (3) months, the  
9 Guardians shall file a written designation of a standby Guardian that complies with the  
10 requirements of RCW 11.88.125.

11 10. **Authority for Investment and Expenditure:** The authority of the  
12 Guardian of the Estate, if any, for investment and expenditure of ward's estate to be  
13 as follows: full statutory authority.

14 11. **Duration of Guardianship:** This Guardianship shall continue in effect  
15 until terminated pursuant to RCW 11.88.140.

16 12. **Notice of Right to Receive Pleadings:** The Guardians shall, within  
17 ninety days of the date of this Order, notify the following persons of their right to file  
18 with the Court and serve upon the Guardians, or the Guardians' attorney, a request to  
19 receive copies of pleadings filed by the Guardians with respect to the Guardianship:  
20 John Koopmans, son; Ed and Kayla Koopmans, son and daughter-in-law; Sid  
21 Koopmans, son; Frances J. Erhardt, daughter; Evelyn Bates, daughter; Irene Darnell,  
22 daughter; and Teresa VanderPol, daughter.

23 13. **Discharge of Guardian ad Litem:** The Guardian ad Litem shall be  
24 discharged from acting as Guardian ad Litem.

25 14. **Guardian ad Litem Fee:** The Guardian ad Litem's fee is approved as  
26 reasonable in the amount of \$4,957- and shall be paid by the estate of  
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1 Incapacitated Person. The Guardian ad Litem's fee shall be paid within thirty (30) days  
2 of issuance of the Letters of Guardianship.

3 15. **Guardian's Report on Status:** The Guardian of the Person's report on  
4 status shall cover the 12-month period following the anniversary date of the  
5 appointment. The Guardian's first report on status is due within three (3) months  
6 following the anniversary date of appointment, and shall comply with the requirements  
7 of RCW 11.92.040(2).

8 16. **Guardian's Accounting:** The Guardian of the Estate shall, within three  
9 (3) months following the anniversary date of appointment, file a written verified  
10 accounting of the administration of the estate as required by RCW 11.92.040(2), and  
11 shall perform all other duties as required by law. The first annual accounting of the  
12 guardianship estate shall be filed within three (3) months of October 17, 2015.  
13 Thereafter, accountings shall be filed triennially.

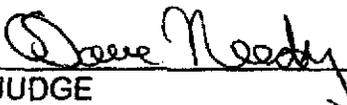
14 17. **Retention of Voting Rights:** The Incapacitated Person shall retain the  
15 right to vote.

16 18. **Prior Power of Attorney:** Any Power of Attorney of any kind previously  
17 executed by the incapacitated person is canceled in its entirety.

18 19. **Medical and Health Information:** This Order expressly authorizes  
19 access to the Guardian of health information protected under the Health Insurance  
20 Portability and Accountability Act of 1996 (HIPAA).  
21

22 DATED: October 17, 2014

23 BY THE COURT:

24   
25  
26 JUDGE

27  
28 ORDER APPOINTING GUARDIAN  
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7 ELDER LAW OFFICES OF BARRY M. MEYERS, P.S.  
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1 Presented By:

2  
3 ELDER LAW OFFICES OF BARRY M. MEYERS, P.S.

4   
5 \_\_\_\_\_  
6 BARRY M. MEYERS, WSBA #22847  
7 DAVID M. NEUBECK, WSBA #31321  
8 Attorneys for Petitioners

9 Approved for Entry/Notice of Presentment Waived:

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11 \_\_\_\_\_  
12 MICHELLE GERI FARRIS, WSBA #34343  
13 Guardian ad Litem  
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