

AFTER RECORDING MAIL TO:

Mr. and Mrs. Jeremy Hoskins  
3125 280<sup>th</sup> Street Northwest  
Stanwood, WA 98292



201804200093

Skagit County Auditor \$79.00  
4/20/2018 Page 1 of 6 3:30PM

Filed for Record at Request of:  
Land Title & Escrow Island County  
Escrow No.: 01-166453-OE ✓

**Land Title and Escrow**

**BARGAIN AND SALE DEED**

THE GRANTOR SENIOR SUPPORT SERVICES, INC., SUCCESSOR TRUSTEE OF THE JULIAN A. ELFER TRUST, DATED JULY 27, 2007 or and in consideration of ONE HUNDRED EIGHTY THOUSAND AND NO/100 Dollars \$180,000.00, in hand paid, bargains, sells, and conveys to JEREMY HOSKINS and TRACI HOSKINS, a married couple the following described estate, situated in the County of Skagit, State of Washington:

The Northeast ¼ of the Southeast ¼ of the Northeast ¼ of Section 35, Township 34 North, Range 2 East, W.M.,

EXCEPT the South 20 feet thereof,

AND EXCEPT the East ½ of said Northeast ¼ of the Southeast ¼ of the Northeast ¼.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 340235-1-005-0000, P20825

The Grantor for himself/herself and for his/her successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, he/she will forever warrant and defend the said described real estate.

Dated: April 18, 2018

Senior Support Services, Inc., Successor Trustor of  
the Julian A. Elfer Trust dated July 27, 2007

Iris B. Kingston  
By: Iris B. Kingston, President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018/04/18  
APR 20 2018

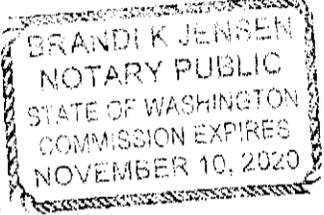
Amount Paid \$ 79.00  
Skagit Co. Treasurer  
By MH Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **IRIS B. KINGSTON** is the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument, on oath stated he / she / they is / are authorized to execute the instrument as **President** of SENIOR SUPPORT SERVICES, INC, successor trustee of the Julian A. Elfer Trust dated July 27, 2007 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 4/18/18

*[Signature]*  
Notary Public in and for the State of Washington  
Residing *[Signature]*  
My appointment expires: 11/10/20



FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA  
2017 DEC 22 AM 9:43

17-4-00417-29  
OR  
Order  
2301106



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

In re:

Cause No. 17-4-00417-29

THE JULIAN A. ELFER TRUST,

ORDER TO NAME SUCCESSOR  
TRUSTEE AND TO DIRECT  
DISTRIBUTION OF TRUST ASSETS

THIS MATTER came on regularly for hearing on the 22<sup>nd</sup> day of December, 2017, based upon the Verified TEDRA Petition of SARA L. HALL, ("Ms. Hall"), in her capacity as Chief Legal Officer for the Estates Legal Department of American Lebanese Syrian Associated Charities (ALSAC), the fundraising and awareness organization that supports St. Jude Children's Research Hospital ("St. Jude's), by and through, David M. Neubeck of the Elder Law Offices of Barry M. Meyers, P.S.

The Court, having reviewed the Verified TEDRA Petition, The Julian A. Elfer Trust dated 27<sup>th</sup> of July, 2007 ("the Trust"), and the file herein and having heard oral argument of counsel, hereby enters the following:

ORDER TO NAME SUCCESSOR TRUSTEE AND  
TO DIRECT DISTRIBUTION OF TRUST ASSETS

1

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

**ORIGINAL**

**I. FINDINGS OF FACT & CONCLUSIONS OF LAW**

1. Notice has been given to all parties that require notice;
2. This court has subject matter jurisdiction pursuant to 11.98.039(4) and RCW 11.96A.040. Venue is appropriate in Skagit County pursuant to RCW 11.96A.050(6).
3. The Petitioner brought this action in good faith and with good cause pursuant RCW 11.98.039(4) and RCW 11.96A.080;
4. The Trustor of the Trust, Mr. Elfer, died on August 21, 2007;
5. The Trustee of the Trust, George Faucher, died on April 13, 2017;
6. The Successor Trustee of the Trust, Rosemary Kamb, resigned on January 28, 2011;
7. The First Alternate Successor Trustee of the Trust is the Law Office of Rosemary Kamb. Ms. Kamb's license to practice law has been suspended by the Washington State Bar Association and the Law Office of Rosemary Kamb is no longer in existence.
8. There is no other trustee named in the Trust and therefore the position is vacant;
9. The court has the authority under RCW 11.98.039(4) to appoint a Trustee for the Trust.
10. Senior Support Services, a professional fiduciary, is available and willing to act as trustee the Trust;
11. Senior Support Services is appropriately qualified to act as trustee for the Trust;

1 12. Through the doctrine of Cy Pres, the charitable intent of Mr. Elfer's Trust in  
2 combination with Mr. Faucher's testamentary charitable bequest to St. Jude  
3 Children's Research Hospital provides sufficient cause for the Court to direct the  
4 Trustee of the Trust to distribute the remaining assets in the Trust to St. Jude  
5 Children's Research Hospital.  
6

7 **II. ORDER**

8 Based on the above, the Court hereby ORDERS as follows:

- 9 1. Senior Support Services is immediately appointed as acting trustee for the  
10 Julian A. Elfer Trust;
- 11 2. Senior Support Services shall liquidate all trust assets, take any further actions  
12 necessary to wind up the Trust, and make distribution of all Trust assets to St.  
13 Jude Children's Research Hospital;
- 14 3. Fees and costs in the amount of \$5,588.84 incurred by the Elder Law Offices of  
15 Barry M. Meyers in bringing this action, is found to be fair and reasonable and  
16 payment of said fees and costs is hereby authorized to be made from the Trust  
17 prior to distribution to St. Jude Children's Research Hospital; and
- 18 4. Senior Support Services is authorized to, in its discretion as Trustee, pay  
19 reasonable on-going attorney fees and costs related to the liquidation of assets  
20 and taking any action to wind up the trust administration, without further order of  
21 the court.

22  
23 DATED this 22 day of December, 2017.

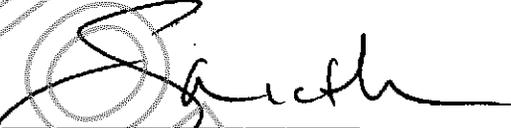
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26   
27 JUDGE / COMMISSIONER

28 ORDER TO NAME SUCCESSOR TRUSTEE AND  
TO DIRECT DISTRIBUTION OF TRUST ASSETS

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1 Presented By:  
2 ELDER LAW OFFICES OF BARRY M. MEYERS, P.S.

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5 BARRY M. MEYERS, WSBA #22847  
6 DAVID M. NEUBECK, WSBA #31321  
7 SARA LC HULFORD, WSBA #52098  
Attorney for Petitioner  
8 SARA L. HALL

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ORDER TO NAME SUCCESSOR TRUSTEE AND  
TO DIRECT DISTRIBUTION OF TRUST ASSETS

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UNOFFICIAL DOCUMENT