



202106110013

06/11/2021 09:07 AM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

**Filed for Record at request of
and return to:**

STILES LAW INC., P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA 98284

Grantor: Lisa Theodoratus, Successor Trustee of the Lois M. Theodoratus Bypass Trust
Grantee: Lisa Theodoratus
Legal: 1-3: Lot 1, 2 & 4 Skagit County SP No. PL93-0042
4-7: Ptn SE ¼ NE ¼ & Ptn E ½ SE ¼, 13-35-8 E W.M.
Parcel No.: 1. P130113 / 350717-1-001-1000
2. P130114 / 350717-1-001-1100
3. P130115 / 350717-1-001-1200
4. P43868 / 350813-1-009-0005
5. P43869 / 350813-1-010-0002
6. P43882 / 350813-4-002-0006
7. P43885 / 350813-4-004-0004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021 2623

JUN 10 2021

Amount Paid \$ 0
Skagit Co. Treasurer
By HB Deputy

QUIT CLAIM DEED

THE GRANTOR, Lisa Theodoratus, as the Successor Trustee of the Lois M. Theodoratus Bypass Trust, hereby grants and conveys, without warranty, to Lisa Theodoratus, a single woman as her separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTIONS

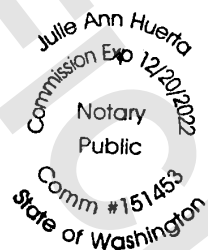
Dated this 4 day of June, 2021.

Lisa Theodoratus, Successor Trustee of
the Lois M. Theodoratus Bypass Trust,
Grantor

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss.

On this day personally appeared before me Lisa Theodoratus, who executed the within and foregoing instrument and acknowledged that he signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 4 day of June, 2021.



Julie Ann Huerta
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley, WA
Commission Expires: 12-20-22

EXHIBIT A

**P130113 / 350717-1-001-1000, P130114 / 350717-1-001-1100 &
P130115 / 350717-1-001-1200**

Lot 1, 2 & 4 of Skagit County Short Plat No. PL93-0042 recorded on April 13, 2010, under Skagit County Auditor's File No. 201004130062, being a portion of the Northeast quarter of Section 17, Township 35 North, Range 7 East, W.M.

SUBJECT TO: Easements, restrictions and reservations of record.

**P43868 / 350813-1-009-0005 , P43869 / 350813-1-010-0002, P43882 / 350813-4-002-0006 &
P43885 / 350813-4-004-0004**

PARCEL "A":

That portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 8 East, W.M., lying Northerly of Lateral Highway No. 3, as condemned by decree entered in the Superior Court for Skagit County on May 17, 1931, Cause No. 13685,

EXCEPT that portion described as follows:

Beginning at the intersection of the Northerly line of the Lateral Highway No.3, as condemned by decree entered in the Superior Court general Easterly and Westerly direction through said subdivision and a line which is parallel with and distant when measured at right angles, 200 feet West of the East line of said Southeast $\frac{1}{4}$;
thence North along said parallel line 200 feet;
thence East 200 feet to the East line of said Southeast $\frac{1}{4}$;
thence South along said East line to the Northerly line of said Highway;
thence Westerly along said Northerly line to the point of beginning.

EXCEPT that portion thereof lying Westerly of the fence as shown on that certain Survey, recorded January 24, 2002 under Auditor's File No. 200201240246 which was Quieted in favor of Schuyler Brown, etux in Judgment entered June 7, 2007 in Skagit County Superior Court Cause No. 04-2-01219-1.

Situate in the County of Skagit State of Washington.

PARCEL "B":

The South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 8 East of the Willamette Meridian less the West 330 feet thereof and less Railroad right of way, if any;

TOGETHER WITH

All rights set forth by Statutory quitclaim Deed dated October 22, 1943, Recorded on October 30, 1943 under Auditor's File No. 366771, Volume 190 of Deeds, page 265, over the following described property:

A tract of land in Section 13, Township 35 North, Range 8 East, W.M., being the South 20 feet of the West 330 feet of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and a tract of land 20 feet square in the Southeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the East 20 feet of that part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying North of the old County Road.

Situate in the County of Skagit, State of Washington.


TOGETHER WITH THAT CERTAIN 1969 LAMPLIGHTER 48x12 MANUFACTURED HOME
SERIAL #10094

CERTIFICATION OF TRUST

The **Lois M. Theodoratus Bypass Trust** is in existence and was established under the direction of the Last Will and Testament of Lois M. Theodoratus dated December 10, 2009. The "Trust" was established as of December 7, 2016.

1. The Lois M. Theodoratus Trust became irrevocable upon the death of Lois M. Theodoratus on December 7, 2016. The Trust was created for the benefit of George Theodoratus. George Theodoratus was appointed the original Trustee and died on May 3, 2020 leaving the Trust to be managed in accordance with The Lois M. Theodoratus Bypass Trust.
2. The Trust appoints Lisa Theodoratus as Successor Trustee upon the death of George Theodoratus.
3. Lisa Theodoratus accepts appointment as successor Trustee and is the current acting Trustee.
4. Lisa Theodoratus' mailing address is 37921 Highway 20, Concrete, WA 98237.
5. The trust powers include all those trust powers contained in the Uniform Trust Code set forth in RCW 11.98.002-11.98.930.
6. Trust assets should be transferred out of the Lois M. Theodoratus Bypass Trust to the beneficiaries of Lois M. Theodoratus and George Theodoratus by Lisa Theodoratus as Trustee, in accordance with the terms of the Trust.
7. The Trust was established under the laws of the State of Washington.

Dated this 4 day of June, 2021

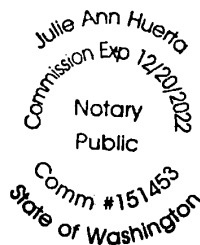


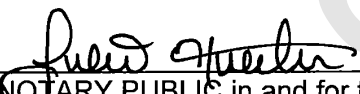
Lisa Theodoratus, Trustee

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss.

The above-named Lisa Theodoratus personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.

DATED this 4 day of June, 2021.





NOTARY PUBLIC in and for the
State of Washington
residing at: Sedro Woolley
Commission expires: 12-20-22

STATE OF WASHINGTON
DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH



CERTIFICATE NUMBER: 2020-020554

DATE ISSUED: 05/06/2020
FEE NUMBER:

FIRST AND MIDDLE NAME(S): GEORGE JAMES
LAST NAME(S): THEODORATUS

COUNTY OF DEATH: SKAGIT
DATE OF DEATH: MAY 03, 2020
HOUR OF DEATH: 11:47 PM
SEX: MALE AGE: 88 YEARS
SOCIAL SECURITY NUMBER: 533-30-7558

HISPANIC ORIGIN: NO, NOT SPANISH/HISPANIC/LATINO
RACE: WHITE

BIRTH DATE: FEBRUARY 18, 1932
BIRTHPLACE: CONCRETE, WA

MARITAL STATUS: WIDOWED
SURVIVING SPOUSE: NOT APPLICABLE

OCCUPATION: PROPERTY DEVELOPMENT
INDUSTRY: CONSTRUCTION
EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED
US ARMED FORCES: YES

INFORMANT: LISA THEODORATUS
RELATIONSHIP: DAUGHTER
ADDRESS: 144 FILBERT AVENUE, SAUSALITO, CA 94965

CAUSE OF DEATH:
A: PULMONARY FIBROSIS
INTERVAL: 2 YEARS

B:
INTERVAL:

C:
INTERVAL:

D:
INTERVAL:

OTHER CONDITIONS CONTRIBUTING TO DEATH:

DATE OF INJURY:
HOUR OF INJURY:
INJURY AT WORK:
PLACE OF INJURY:

LOCATION OF INJURY:

CITY, STATE, ZIP:
COUNTY:
DESCRIBE HOW INJURY OCCURRED:

IF TRANSPORTATION INJURY, SPECIFY: NOT APPLICABLE

PLACE OF DEATH: HOME
FACILITY OR ADDRESS: 37921 STATE ROUTE 20
CITY, STATE, ZIP: CONCRETE, WASHINGTON 98237

RESIDENCE STREET: 37921 STATE ROUTE 20
CITY, STATE, ZIP: CONCRETE, WA 98237
INSIDE CITY LIMITS: NO COUNTY: SKAGIT
TRIBAL RESERVATION: NOT APPLICABLE
LENGTH OF TIME AT RESIDENCE: 63 YEARS

FATHER: HARRY JAMES THEODORATUS
MOTHER: ETHEL IRENE HOUSE

METHOD OF DISPOSITION: BURIAL
PLACE OF DISPOSITION: HAMILTON CEMETERY

CITY, STATE: HAMILTON, WASHINGTON
DISPOSITION DATE: MAY 08, 2020

FUNERAL FACILITY: LEMLEY CHAPEL

ADDRESS: 1008 THIRD ST
CITY, STATE, ZIP: SEDRO WOOLLEY, WASHINGTON 98284
FUNERAL DIRECTOR: DOUGLAS E. HUTTER

MANNER OF DEATH: NATURAL
AUTOPSY: NO
WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE
CAUSE OF DEATH: NOT APPLICABLE
DID TOBACCO USE CONTRIBUTE TO DEATH: NO
PREGNANCY STATUS IF FEMALE: NO RESPONSE

CERTIFIER NAME: LESLIE A. ESTEP, MD
TITLE: PHYSICIAN
CERTIFIER ADDRESS: 227 FREEWAY DRIVE, SUITE A
CITY, STATE, ZIP: MOUNT VERNON, WA 98273
DATE SIGNED: MAY 04, 2020

CASE REFERRED TO ME/CORONER: NO
FILE NUMBER: NOT APPLICABLE
ATTENDING PHYSICIAN: NOT APPLICABLE

LOCAL DEPUTY REGISTRAR: ISABEL M. CARBAJAL
DATE RECEIVED: MAY 05, 2020

DOH 422-132 (8/18)

NOT VALID IF PHOTOCOPIED OR ALTERED



Affidavit for Correction

This is a legal document. Complete in ink and do not alter.

Mail to: Center for Health Statistics
P.O. Box 47814
Olympia, WA 98504-7814
360-236-4300

STATE OFFICE USE ONLY

State File Number	Fee Number	Initials	Date	Affidavit Number
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Required	Required information must match current information on record				
	Record Type: <input type="checkbox"/> Birth <input type="checkbox"/> Death <input type="checkbox"/> Marriage <input type="checkbox"/> Dissolution (Divorce)				
	1. Name on Record: First Middle Last		2. Date of Event: MM/DD/YYYY	3. Place of Event: (City or County)	
	4. Father/Parent Full Birth Name (Spouse A for Marriage or Dissolution) First Middle Last/Maiden		5. Mother/Parent Full Birth Name (Spouse B for Marriage or Dissolution) First Middle Last/Maiden		
6. Name of Person Requesting Correction: Relationship to <input type="checkbox"/> Self <input type="checkbox"/> Guardian <input type="checkbox"/> Informant <input type="checkbox"/> Hospital Person on Record: <input type="checkbox"/> Parent(s) <input type="checkbox"/> Funeral Director <input type="checkbox"/> Other (specify)					

7. Return Mailing Address: PO Box or Street Address City State Zip				
Telephone Number: ()		Email Address:		

Use the section below for requesting any changes on the record. The record is incorrect or incomplete as follows:

The record now shows:	The true fact is:
8.	9.
10.	11.
12.	13.
14.	15.

I declare under penalty of perjury under the laws of the State of Washington that the forgoing is true and correct

16a. Signature:		16b. Signature of 2nd parent (if required):	
Printed name:	Date:	Printed name:	Date:

INSTRUCTIONS – go to www.doh.wa.gov for more information

Driver's license, Social Security card or hospital decorative birth certificate cannot be used as proof

Required documentary proof must be submitted with the affidavit and include full name and birth date. Examples of documentary proof include:

- Birth/Marriage/Divorce record
- Military record (DD-214)
- School transcripts
- Social Security Numident Report
- Certificate of Naturalization
- Hospital/medical record
- Passport
- Green/Permanent Resident card (I-551)

Birth Certificates

1. Only a parent(s), legal guardian (if the child is under 18), or the named individual (if 18 or older) may change the birth certificate
2. The proof(s) must match the asserted fact(s). For example, if the affidavit says the name should be Mary Ann Doe, the proof must show the name to be Mary Ann Doe

3. Documentary proof must be five or more years old or established within five years of birth

Child under 18

- If legal guardian(s), include certified court order proving guardianship
- Up to age one, last name can be changed once to either parents' name on certificate (can be any combination of the first, middle or last names)*
- After age one, a court order is required to change the last name
- No proof is required to change the first or middle name*
- To correct parent's information, one documentary proof is required.
- To correct the sex of the child, one documentary proof from a medical provider is required

*To change any part of the name of a child using this form, signatures from both parents listed on the certificate are required. If one parent is deceased, submit a death certificate with request.

Adult (18 years or older)

- Only the adult can change his or her birth certificate
- If the first or middle name is missing, three pieces of documentary proof are required
- If the first, middle and/or last name is misspelled, or date of birth is incorrect, two pieces of documentary proof are required
- To correct parent's birth date, place of birth, or name, one documentary proof is required

This affidavit cannot be used to add a father to a birth certificate (use paternity acknowledgment form DOH 422-032)

Death Certificates

1. Only the informant, the funeral director, or executors/administrators (if evidence confirming such position is presented) may change the non-medical information. Proof is required to make changes if requested by a family member not listed as the informant on the certificate (family members are spouse or registered domestic partner, parent, sibling or adult child or stepchild). Marital status requires a certified copy of a court order if someone other than the informant is requesting the change.
2. The medical information (cause of death) may be changed only by the certifying physician or the coroner/medical examiner.

Marriage/Dissolution (Divorce) Certificates

1. Personal facts (minor spelling changes in name, date or place of birth or residence) may be changed by the person with one piece of documentary proof
2. To change the date or place of marriage or dissolution, the officiant (marriage) or clerk of court (dissolution) must complete and submit the affidavit

DOH 422-034 January 2015



Certificate not valid unless the Seal of the State of Washington changes color when heat applied.

CERTIFIED

MAY 06 2020

Skagit County Health Department
Howard Leibrand M.D., Health Officer



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