



202206010010

06/01/2022 10:18 AM Pages: 1 of 8 Fees: \$210.50
Skagit County Auditor

When Recorded Please Return To:
LAWRENCE A. PIRKLE
P.O. Box 1788
Mount Vernon, WA 98273
(360) 336-6587

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022 2259
JUN 1 2022
Amount Paid \$ 0
Skagit Co. Treasurer
By *LT* Deputy

QUIT CLAIM DEED

THE GRANTOR, STEVE W. KITE and JANA L. FERNANDES, as Co-Personal Representatives of the Estate of FRANCES JUNE KITE (Deceased) under Skagit County Cause No. 22-4-00212-29, and STEVE W. KITE and JANA L. FERNANDES, as Successor Co-Trustees of the Declaration of Trust signed April 29, 1981, and recorded under Skagit County Auditor's File No. 8201280011, for and in consideration of distribution of Estate (WAC 458-61A-202(6)(f)) and Trust (WAC 458-61A-210(1)), conveys and quit claims to **GRANTEE**, STEVE W. KITE, a married person as his 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.

Assessor's Parcel Numbers: P17690 (330433-1-005-0001)
P17685 (330433-1-001-0104)
P17689 (330433-1-004-0101)

Abbreviated Legal Description:

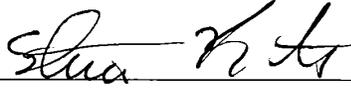
Portion of the Northwest 1/4 of the Northeast 1/4 of Section 33, Township 33 North, Range 4 East, W.M.; Lots 1, 2 and 3.

Full Legal Description: Attached hereto as Exhibit "A" and incorporated herein by this reference.

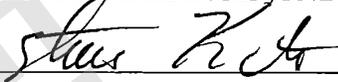
TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.

Situate in the County of Skagit, State of Washington.

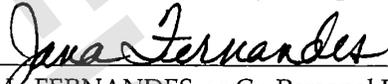
Dated this 26th day of May, 2022.



STEVE W. KITE, as Co-Personal Representative
of the Estate of FRANCES JUNE KITE



STEVE W. KITE, as Successor Co-Trustee
of the Declaration of Trust signed April 29, 1981



JANA L. FERNANDES, as Co-Personal Representative
of the Estate of FRANCES JUNE KITE



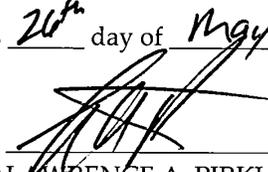
JANA L. FERNANDES, as Successor Co-Trustee
of the Declaration of Trust signed April 29, 1981

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that STEVE W. KITE is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Co-Personal Representative of the Estate of FRANCES JUNE KITE to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 26th day of May, 2022.



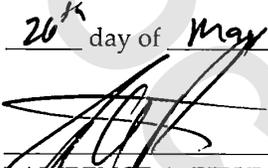

LAWRENCE A. PIRKLE
Notary Public in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/23

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that STEVE W. KITE is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Successor Co-Trustee of the Declaration of Trust signed April 29, 1981, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 26th day of May, 2022.




LAWRENCE A. PIRKLE
Notary Public in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/23

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JANA L. FERNANDES is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Co-Personal Representative of the Estate of FRANCES JUNE KITE to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 26th day of May, 2022.



[Signature]
LAWRENCE A. PIRKLE
Notary Public in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/23

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JANA L. FERNANDES is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Successor Co-Trustee of the Declaration of Trust signed April 29, 1981, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 26th day of May, 2022.



[Signature]
LAWRENCE A. PIRKLE
Notary Public in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/23

EXHIBIT "A"**Assessor's Parcel Number: P17685 (330433-1-001-0104)**

That portion of the following described tract lying Westerly of an existing fence line which runs along the Westerly line of said property, to wit:

The West 485 feet of that portion of the NE quarter of the NE quarter of Section 33, Township 33 North, Range 4 East of the Willamette Meridian, lying Northerly of the County Road, running along the South line thereof as conveyed by deed dated 4/3/69 and recorded 4/4/69 under Auditor's File No. 725001, except the North 396 feet thereof.

Assessor's Parcel Number: P17690 (330433-1-005-0001)

All that portion of the NE quarter of the NE quarter of Section 33, TWP 33 North, Range 4 East, W.M. described as follows:

Beginning at the NW corner of the said subdivision; thence South 6 degrees 50' 49" West along the West line of said subdivision for a distance of 396.04 feet; thence South 83 degrees 59' 43" East for a distance of 57.80 feet to the intersection of an existing fence line; thence North 9 degrees 45' 52" East along said existing fence line for a distance of 396.85 feet to a point on the North line of said subdivision; thence North 83 degrees 59' 43" West along the North line of said subdivision for a distance of 78.00 feet to the NW corner of said subdivision and the true point of beginning.

Full Legal Description of All Parcels**Assessor's Parcel Numbers: P17690 (330433-1-005-0001)****P17685 (330433-1-001-0104)****P17689 (330433-1-004-0101)**

Lots 1, 2 and 3 of Skagit County Short Plat No. 32-85, approved in October 1986 and recorded October 6, 1986 as Auditor's File No. 8610060015, being portions of the North 1/2 of the Northeast 1/4 of Section 33, Township 33 North, Range 4 East, W.M., Skagit County, WA.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.

Situate in the County of Skagit, State of Washington.

22-4-00212-29
LTRAD 5
Letters of Administration
12254097



FILED
Skagit County Clerk
Skagit County, WA
04/25/2022

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

ESTATE OF FRANCES JUNE KITE:	No. 22-4-00212-29 LETTERS ADMINISTRATION
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I. BASIS

- 1.1 FRANCES JUNE KITE late of SKAGIT County died intestate on or about December 31, 2021 leaving property in this state subject to administration.
- 1.2 On April 25, 2022 the court appointed STEVE W. KITE & JANA L FERNANDES administrators of the estate of the decedent according to law.
- 1.3 The personal representatives are qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT STEVE W. KITE & JANA L FERNANDES are authorized by this court to administer the estate of the above decedent according to law.

DATED 04/25/2022.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
By Kayla Irons, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
 | ss
COUNTY OF SKAGIT

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case, which was entered of record on April 25, 2022.

I further certify that these letters are now in full force and effect.

DATED: May 7, 2022

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
BY Kayla Irons
Deputy Clerk





400

8201280011 DT-103-J

Declaration of Trust

WHEREAS, WE, Kenneth Wayne Kite and Frances June Kite, of the City/Town of Mount Vernon, County of Skogit, State of Washington are the owners as joint tenants of certain real property located at (and known as) 1863 Starbird Road in the City/Town of Mount Vernon, State of Washington which property is described more fully in the Deed conveying it from Ernest C. Anderson to Kenneth Wayne and Frances June Kite as "that certain piece or parcel of land with buildings thereon standing, located in said Skogit County, Washington, being

The Northeast Quarter of the Northeast Quarter of Section 03, Township 33 North, Range 4 E.J.M., except road rights of way and except the following described tract: Beginning at the southwest corner of said Northeast Quarter of the Northeast Quarter; thence East 221 feet; thence north 45 degrees 48' East 360 feet; thence west 37 feet; thence North 967 feet; thence West 35 feet; Thence South 1320 feet to the point of beginning; situated in the County of Skagit, State of Washington.

FILED
RECORDED
REQUEST OF
782 JUN 28 P2 48
SKAGIT COUNTY WASHINGTON

Kenneth Kite
1863 Starbird Rd
mt vernon

Being the same premises earlier conveyed to the Settlers by an instrument dated June 18, 1974 and recorded in Vol. 150, Page 297 of the Skagit Land Records.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we do hereby acknowledge and declare that we hold and will hold said real property and all our right, title and interest in and to said property and all furniture, fixtures and personal property situated therein on the date of the death of the survivor of us, IN TRUST

1. For the use and benefit of the following Two (2) persons, in equal shares, or the survivor of them/per stirpes:
- 1. Steve Warren Kite - our son
 - 2. Jane Lynn Kite - our daughter

If because of the physical or mental incapacity of both of us certified in writing by a physician, the Successor Trustee hereinafter named shall assume active administration of this trust during our lifetime, such Successor Trustee shall be fully authorized to pay to us or disburse on our behalf such sums from income or principal as appear necessary or desirable for our comfort or welfare. Upon the death of the survivor of us, unless the beneficiaries shall predecease us or unless we all shall die as a result of a common accident or disaster, our Successor Trustee is hereby directed forthwith to transfer said property and all right, title and interest in and to said property unto the beneficiaries absolutely and thereby terminate this trust; provided, however, that if any beneficiary hereunder shall not have attained the age of 21 years, the Successor Trustee shall hold such beneficiary's share of the trust assets in continuing trust until such beneficiary shall have attained the age of 21 years. During such period of continuing trust the Successor Trustee, in his absolute discretion, may retain the specific trust property herein described if he believes it in the best interest of the beneficiary so to do, or he may sell or otherwise dispose of such specific trust property, investing and reinvesting the proceeds as he may deem appropriate. If the specific trust property shall be productive of income or if it be sold or otherwise disposed of, the Successor Trustee may apply or expend any or all of the income or principal

485 JUN 29 1974

8201280011

directly for the maintenance, education and support of the beneficiary without the intervention of any guardian and without application to any court. Such payments of income or principal may be made to the parents of such beneficiary or to the person with whom the beneficiary is living without any liability upon the Successor Trustee to see to the application thereof. If such beneficiary survives us but dies before attaining the age of 21 years, at his or her death the Successor Trustee shall transfer, pay over and deliver the trust property being held for such beneficiary to such beneficiary's personal representative, absolutely.

2. Each beneficiary hereunder shall be liable for his proportionate share of any taxes levied upon the total taxable estate of the survivor of us by reason of the death of such survivor.

3. All interests of a beneficiary hereunder shall be inalienable and free from anticipation, assignment, attachment, pledge or control by creditors or by a present or former spouse of such beneficiary in any proceedings at law or in equity.

4. We reserve unto ourselves the power and right during our lifetime (1) to place a mortgage or other lien upon the property, (2) to collect any rental or other income which may accrue from the trust property and to pay such income to ourselves as individuals. We shall be exclusively entitled to all income accruing from the trust property during our lifetime, and no beneficiary named herein shall have any claim upon any such income and/or profits distributed to us.

5. We reserve unto ourselves the power and right at any time during our lifetime to amend or revoke in whole or in part the trust hereby created without the necessity of obtaining the consent of any beneficiary and without giving notice to any beneficiary. The sale or other disposition by us of the whole or any part of the property held hereunder shall constitute as to such whole or part a revocation of this trust.

6. The death during our lifetime, or in a common accident or disaster with us, of all of the beneficiaries designated hereunder shall revoke such designation, and in the former event, we reserve the right to designate a new beneficiary. Should we for any reason fail to designate such new beneficiary, this trust shall terminate upon the death of the survivor of us and the trust property shall revert to the estate of such survivor.

7. In the event of the physical or mental incapacity or death of one of us, the survivor shall continue as sole Trustee. In the event of the physical or mental incapacity or death of the survivor, or if we both shall die in a common accident, we hereby nominate and appoint as Successor Trustee hereunder the beneficiary named first above, unless such beneficiary shall not have attained the age of 21 years or is otherwise legally incapacitated, in which event we hereby nominate and appoint as such Successor Trustee the beneficiary named second above, unless such beneficiary named second above shall not have attained the age of 21 years or is otherwise legally incapacitated, in which event we hereby nominate and appoint

(Name) Roger Whitson of
(Address) 19802 S.W. 295th St., Auburn, Washington 98002
Number Street City State Zip

to be Successor Trustee.
8. This Declaration of Trust shall extend to and be binding upon the heirs, executors, administrators and assigns of the undersigned and upon the Successors to the Trustees.

9. We as Trustee and our Successor Trustee shall serve without bond.
10. This Declaration of Trust shall be construed and enforced in accordance with the laws of the State of Washington.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29th day of April, 1921.
(First Settlor sign here) Kenneth Wayne Kite L.S.
(Second Settlor sign here) Frances June Kite L.S.

I, the undersigned legal spouse of one of the above Settlers, hereby waive all community property, dower or curtesy rights which I may have in the hereinabove-described property and give my assent to the provisions of the trust and to the inclusion in it of the said property.
(Spouse sign here) Frances June Kite L.S.

Witness (1) Bliss L. Johnson Witness (2) Patricia Olson
STATE OF Washington City of _____
COUNTY OF Snohomish Town _____

On the 29th day of April, 1921, personally appeared
Kenneth Wayne Kite and Frances June Kite
known to me to be the individuals who executed the foregoing instrument, and acknowledged the same to be their free act and deed, before me.

(Notary Seal) Patricia Olson
Notary Public