

Filed for Record at Request of:  
Timothy W. Carpenter, P.C.  
P.O. Box 367  
Bellingham, WA 98227



200610160121  
Skagit County Auditor

10/16/2006 Page 1 of 17 10:40AM

**Grantor:** Reginald Robert Harper, surviving spouse of Anita Velma Harper  
**Grantee:** Reginald Robert Harper (und. 50% interest)  
**Abbreviated legal:** Unit 144, Plat of Skyline No. 18, V. 9, pp. 110-111, AF #745022  
**Complete legal:** Page 1  
**Tax Parcel Number:** P60380

**AFFIDAVIT OF HEIRSHIP  
(Estate of Anita Velma Harper)**

PROVINCE OF BRITISH )  
COLUMBIA )  
) ss.  
DOMINION OF CANADA )

REGINALD ROBERT HARPER, being first duly sworn, deposes and says:

1. I am the surviving spouse of Anita Velma Harper (the "Decedent") who died the 7<sup>th</sup> day of March, 2005, while a resident of Surrey, British Columbia.
2. The Decedent left a Last Will and Testament dated May 19, 1999. A certified true copy of the Will and my appointment as Personal Representative, as entered in the Supreme Court of British Columbia in Probate, is attached hereto as Exhibit "A".
3. After certain bequests, I am the sole residuary beneficiary of the estate of the Decedent as provided in Paragraph 3, d. of the Decedent's Will. The real property described below is not the subject of a specific devise and is included in the residuary estate of the Decedent.
4. My name and other pertinent information is as follows:
  - a. Reginald Robert Harper, husband
  - b. #2302 – 739 Princess Street
  - c. New Westminster, B.C. V3M 6V6

d. Canada

5. The other heirs at law of the Decedent are our children, the issue of our joint union:

- a. Jeanine Marie Harper, daughter
- b. 811 York Street
- c. New Westminster, B.C. V3L 4S3
- d. Canada
  
- e. Robin Elizabeth Abercrombie, daughter
- f. 431 3<sup>rd</sup> Street
- g. New Westminster, B.C. V3L 2S4
- h. Canada
  
- i. Patricia Dawn Harper, daughter
- j. 135 Kendall Crescent
- k. Penticton, B.C. V2A 2S9
- l. Canada
  
- m. All of our children are adults.

6. The interest of our children was contingent on the event that I predeceased the Decedent, except with regard to specific bequests.

7. I know of my own knowledge, and so state, that there are no unpaid creditors of the Decedent, nor any unpaid funeral expenses or expenses of last illness. There are no unpaid taxes arising as an incident of Decedent's death, or the transfer of Decedent's property to me.

8. The Decedent and I owned real property located in Skagit County, Washington, and legally described as follows:

Condominium Apartment Unit No. 144, as more particularly shown on the recorded Plat of Skyline No. 18, a Marine Condominium, as filed in the office of the Auditor of Skagit County, Washington, on the 26<sup>th</sup> day of October, 1970, in Volume 9, at pages 110 and 111 of Plats, Skagit County Auditor's File No. 745022, records of the Auditor of Skagit County, Washington. TOGETHER WITH an undivided .5961 percentage interest in the general common areas and facilities and the limited common areas and facilities appertaining to the condominium unit, and TOGETHER WITH an undivided .5961 percentage interest in any other undivided interests associated with the Plat of Skyline No. 18, as above-described.

SUBJECT TO all matters of record.



Assessor's Tax Parcel No. P60380.

Upon the death of the Decedent, her estate and I each hold an undivided one-half interest in the above-described property.

9. The assessed value of the property is \$36,000.00.

10. This affidavit is made to induce any title company to issue its policy of title insurance on the real property passing to me as the surviving spouse of the Decedent by virtue of her Will, and reliance on the representations set forth in this affidavit.



\_\_\_\_\_  
Reginald Robert Harper

Subscribed and Sworn to before me this 26<sup>th</sup> day of SEPTEMBER, 2006.



\_\_\_\_\_  
Notary Public in and for the Province of British  
Columbia, Canada

Print name: EMMA A. MCAURUE

My commission expires: INDEFINITE

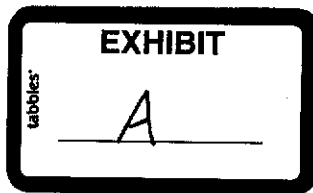
estates/harper/aff heirship skyline



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LETTERS PROBATE  
GEM001  
06/92



Court File Number  
P053127

VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA  
IN PROBATE



On the 3rd day of January , 2006,  
the last Will and Testament  
(Copy attached) of  
ANITA VELMA HARPER

late of Surrey, British Columbia  
deceased, who died on the 7th day of March , 2005,  
at Surrey, Province aforesaid

was proved before a Master or a Judge of the Supreme Court of British Columbia, and  
administration of the estate which, by law, passes to the personal representative of the  
deceased was granted to

REGINALD ROBERT HARPER,

Certified a true copy according to  
the records of the Supreme Court  
of Vancouver, B.C.

This 3 day of JAN 20 06

*Cardoso*  
Authorized Signing Officer

as Executor.

Sealed by the Court on the 3rd day of January , 2006.

*V. Smith*  
Deputy District Registrar.  
DEPUTY DISTRICT REGISTRAR

Extracted by Bull, Housser & Co. Solicitors



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THIS IS THE LAST WILL AND TESTAMENT of me, ANITA VELMA HARPER, of the City of Surrey, in the Province of British Columbia:

P-053127

1. I HEREBY REVOKE all Wills and testamentary dispositions of every nature or kind whatsoever by me heretofore made.

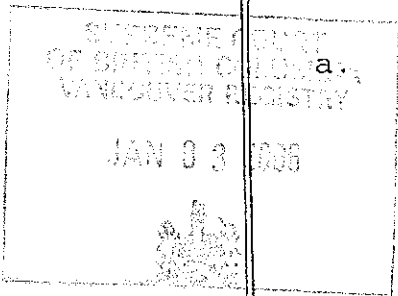
2. I APPOINT my husband, REGINALD ROBERT HARPER, sole Executor and Trustee of this my Will but if my husband should predecease me or die within a period of thirty (30) days following my decease, or without having proved this my Will or be unwilling or unable to act, I APPOINT my daughters, ROBIN ELIZABETH ABERCROMBIE, PATRICIA DAWN HARPER, and JEANINE MARIE HARPER, jointly, or the survivor of them, to be the Executrices and Trustees of this my Will in the place and stead of my said husband. I direct that should any difference of opinion at any time exist between the Trustees from the time being in relation to the commission or omission of any act or otherwise howsoever, in the execution of the trusts of this Will or any codicil hereto, the opinion of the majority of such Trustees shall prevail, notwithstanding that any one or more of my Trustees may be personally interested or concerned in the matter in dispute or in question. I hereinafter refer to my Executor and Trustee, or my Executrices and Trustees, as the case may be, original or substituted, as my "Trustees".

3. I GIVE, DEVISE AND BEQUEATH all my property of every nature and kind and wheresoever situate, including any property over which I may have a general power of appointment, to my said Trustees upon the following trusts, namely:

Except as herein otherwise provided, to use their discretion in the realization of my estate, with



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*J. H. [Signature]*  
*au*

power to my Trustees to sell, call in and convert into money any part of my estate not consisting of money at such time or times, in such manner and upon such terms, and either for cash or credit or for part cash and part credit as my Trustees may in their uncontrolled discretion decide upon, or to postpone such conversion of my estate or any part or parts thereof for such length of time as they may think best and I hereby declare that my Trustees may retain any portion of my estate in the form in which it may be at my death (notwithstanding that it may not be in the form of any investment in which trustees are authorized to invest trust funds and whether or not there is a liability attached to any such portion of my estate) for such length of time as my said Trustees may in their discretion deem advisable, and my Trustees shall not be held responsible for any loss that may happen to my estate by reason of so doing.

- b. To pay out of and charge to the capital of my general estate my just debts, funeral and testamentary expenses and all inheritance and succession duties or taxes and any taxes on capital gains whether imposed by or pursuant to the laws of this or any other jurisdiction whatsoever that may be payable in connection with any property passing (or deemed so to pass by any governing law) on my death or in connection with insurance on my life or any gift or benefit given or conferred by me either during my lifetime or by survivorship or by this my Will or any Codicil thereto and whether such duties or taxes be payable in respect of estates or interest which fall into possession at my death or

SUPREME COURT  
 OF BRITISH COLUMBIA  
 VANCOUVER REGISTRY  
  
 JAN 6 2006



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*F.H.*  
*AKP*

at any subsequent time; I hereby authorize my Trustees to commute or prepay any such taxes or duties.

c. To pay the following cash legacies without interest and as soon after my death as my Trustees at their discretion consider convenient and practicable, PROVIDED THAT such legacy has not been given under my husband's estate, to such of the following Legatees who shall be living at my death, namely:

- i. my granddaughter, JANE ELIZABETH ABERCROMBIE, the sum of Ten Thousand (\$10,000.00) Dollars, for her own use absolutely;
- ii. my grandson, TIM HARPER ABERCROMBIE, the sum of Ten Thousand (\$10,000.00) Dollars, for his own use absolutely;
- iii. my grandson, DAVID ROBERT ABERCROMBIE, the sum of Ten Thousand (\$10,000.00) Dollars, for his own use absolutely;
- iv. my grandson, PAUL HARPER DENTON, the sum of Ten Thousand (\$10,000.00) Dollars, for his own use absolutely;
- v. my granddaughter, AMY MICHELLE DENTON, the sum of Ten Thousand (\$10,000.00) Dollars, for her own use absolutely;
- vi. my grandson, GREGORY HARPER DENTON, the sum of Ten Thousand (\$10,000.00) Dollars, for his own use absolutely;

SUPREME COURT  
OF THE STATE OF WASHINGTON  
VANCOUVER REGISTRY

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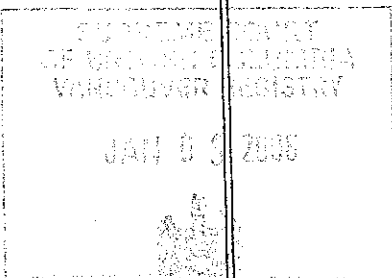


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*Handwritten initials*

- vii. my grandson, THOMAS HARPER DENTON, the sum of Ten Thousand (\$10,000.00) Dollars, for his own use absolutely;
- viii. my grandson, IAN HARPER LINFOOT, the sum of Ten Thousand (\$10,000.00) Dollars, for his own use absolutely;
- ix. my grandson, GRAHAM LINFOOT, the sum of Ten Thousand (\$10,000.00) Dollars, for his own use absolutely;
- x. my grandson, KEVIN MAXWELL LINFOOT, the sum of Ten Thousand (\$10,000.00) Dollars, for his own use absolutely;
- xi. my three daughters, ROBIN ELIZABETH ABERCROMBIE, PATRICIA DAWN HARPER and JEANINE MARIE HARPER, the sum of Ten Thousand (\$10,000.00) Dollars, jointly, to be used for capital and operating expenses relating to that certain parcel of real property which is located at Sakinaw Lake, British Columbia and is more particularly described as Lot 1, Block A, Plan 10,000, District Lot 3681, Folio Number 09 746 06121.000 1 4, New Westminster District.

IN THE EVENT that any of my grandchildren shall not have attained the age of majority I DIRECT my Trustees to pay the said sum to his or her guardian or guardians on his or her behalf without being concerned to see to the application thereof and



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*Handwritten initials and signature*



vii. my grandson, THOMAS HARPER DENTON, the sum of Ten Thousand (\$10,000.00) Dollars, for his own use absolutely;

viii. my grandson, IAN HARPER LINFOOT, the sum of Ten Thousand (\$10,000.00) Dollars, for his own use absolutely;

ix. my grandson, GRAHAM LINFOOT, the sum of Ten Thousand (\$10,000.00) Dollars, for his own use absolutely;

x. my grandson, KEVIN MAXWELL LINFOOT, the sum of Ten Thousand (\$10,000.00) Dollars, for his own use absolutely;

xi. my three daughters, ROBIN ELIZABETH ABERCROMBIE, PATRICIA DAWN HARPER and JEANINE MARIE HARPER, the sum of Ten Thousand (\$10,000.00) Dollars, jointly, to be used for capital and operating expenses relating to that certain parcel of real property owned by them and over which I have a life estate, which is located at Sakinaw Lake, British Columbia and is more particularly described as Lot 1, Block A, Plan 10,000, District Lot 3681, Folio Number 09 746 06121.000 1 4, New Westminster District.

IN THE EVENT that any of my grandchildren shall not have attained the age of majority I DIRECT my Trustees to pay the said sum to his or her guardian or guardians on his or her behalf without being concerned to see to the application thereof and

SUPREME COURT  
OF BRITISH COLUMBIA  
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JAN 03 2006



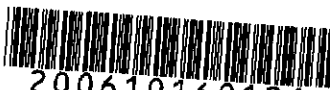
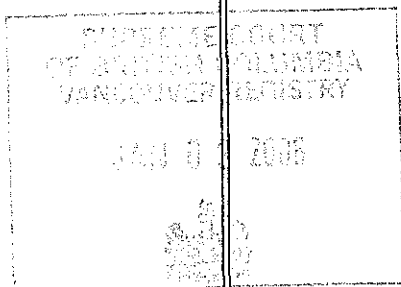
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*Handwritten signature and initials, possibly "K.H." and "L.H.".*

whose receipt therefor shall constitute a full and sufficient discharge to my Trustees.

PROVIDED THAT if any of the aforementioned beneficiaries should predecease me, their legacy shall fall back into the residue of my estate and be dealt with as part thereof.

- d. To pay or transfer the residue of my estate to my said husband if my said husband survives me for a period of thirty (30) days for his own use absolutely.
- e. In the event my said husband does not survive me or dies within a period of thirty (30) days after my decease, I DIRECT my Trustees:
  - i. to allow my daughters, ROBIN ELIZABETH ABERCROMBIE, PATRICIA DAWN HARPER, and JEANINE MARIE HARPER, to distribute my articles of personal or domestic use or ornament in accordance with any wishes of mine which I may make known to them either during my lifetime or by memorandum left with my effects.
  - ii. to divide the residue of my estate then remaining into as many equal shares as there are children of mine, namely, ROBIN ELIZABETH ABERCROMBIE, PATRICIA DAWN HARPER, and JEANINE MARIE HARPER, alive at my death. PROVIDED that if any child of mine shall then be dead and if any children of such deceased child shall then be living such deceased child of mine shall be considered alive for the purposes of such



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*Handwritten initials and signature.*

division. MY TRUSTEES shall set aside one of such equal shares for each child of mine who shall be alive at my death and shall keep such share invested. PROVIDED THAT my Trustees may, in their absolute discretion, pay such part or parts of the capital of such equal share to or for the benefit of my said daughters. In exercising their discretion with respect to payments of capital, I direct my Trustees to give primary consideration to the interests of my said daughters even to the extent of encroaching on the entire capital of such share for them should my Trustees consider it appropriate to do so and I further direct that they shall have no obligation to preserve any portion of such capital for any other beneficiary or beneficiaries who may have an interest in such share nor to maintain an even hand between the interests of my said daughters and the interests of such other beneficiaries.

UPON THE DEATH of my said daughters, I direct my Trustees to set aside one of such equal shares for each child of my deceased daughter who shall be alive at my death and shall keep such share invested, and the income and such capital or so much thereof as my Trustees in their uncontrolled discretion consider advisable shall be paid to or applied for the benefit of such deceased daughter's child until he or she attains the age of twenty-one (21) years when one-half (½) of such share or the amount thereof remaining shall be paid or transferred to him or her and thereafter the

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*J. K. Dodson*

income from the remainder of such share and the capital or so much thereof as my Trustees in their uncontrolled discretion consider advisable shall be paid to or applied for the benefit of such deceased daughter's child until he or she attains the age of thirty (30) years when the said remainder of such share shall be paid to him or her. IF ANY of my deceased daughters' children having survived me should die before becoming entitled to receive the whole of his or her share in my estate, such share or the amount thereof remaining shall accrue to and be added to the other shares distributed herein and so that such accrual shall be in the proportions in which their respective vested shares bear the one or ones to the other or others.

NOTWITHSTANDING the trusts provided herein for my children, after the expiration of a period of twenty-one (21) years from the date of death of the last survivor of my children born in my lifetime and me, if my Trustees are then holding a portion of my estate in trust for one or more of my children or my grandchildren hereunder such portion shall be paid or transferred to him or her for his or her own use absolutely.

4. SUBJECT AS MAY BE SPECIFICALLY provided herein, if any person should become entitled to any share in my estate before attaining the age of majority, the share of such person shall be held and kept invested by my Trustees and the income and capital or so much thereof as my Trustees in their



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*L.H.*  
*dot*  
*cm*

absolute discretion consider necessary or advisable shall be used for the benefit of such person until he or she attains the age of majority.

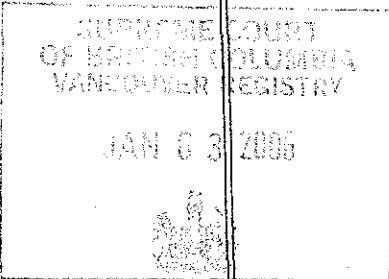
5. I AUTHORIZE my Trustees to make any payment for any person under the age of majority to a parent or guardian of such person or to anyone to whom my Trustees in their absolute discretion deem advisable to make such payments, whose receipt shall be a sufficient discharge of my said Trustees.

6. MY TRUSTEES may make any required division of my estate or set aside or pay any share or interest therein either wholly or in part in the assets forming my estate at the time of such division, setting aside, or payment AND I EXPRESSLY WILL AND DECLARE that my Trustees may fix the value of my estate or any part thereof for the purpose of making any such division, setting aside or payment and in this regard the decisions of my Trustees, acting in good faith shall be final and binding upon all persons concerned.

7. SHOULD MY TRUSTEES require to make any investments for my estate, my Trustees shall not be limited to investments authorized by law for trustees but may make any investment whatsoever which in their discretion my Trustees may consider advisable. Nor shall my Trustees be liable for any loss that may happen to my estate in connection with any such investments made by my Trustees in good faith.

8. I DECLARE that my Trustees shall have the following further powers:

- (a) To grant leases or options of or upon all or any part of any real or personal property comprised in my estate on such terms and conditions and for such



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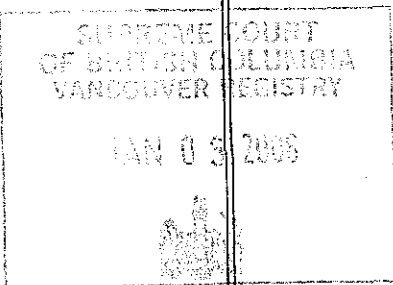
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*J.H.*  
*dotson*

periods as my Trustees in their absolute discretion think fit and so long as any freehold or leasehold property comprised in my estate shall remain unsold to expend money out of the capital of my estate on repairs and improvements and generally to manage such property.

(b) To mortgage or pledge for such amount and upon such terms and conditions as my Trustees shall think fit all or any part of my estate either for the purpose of paying or securing to the mortgagee or pledgee any debt owing by me at my death or for the purpose of borrowing money to be used by my Trustees for the payment of duties, probate fees or estate taxes payable in respect of the provisions of this my Will or otherwise arising as a result of my death or for the general benefit of my estate and I DECLARE that no mortgagee or pledgee shall be concerned to enquire as to the propriety of any mortgage or pledge under this power or as to the application of any moneys raised thereby.

(c) Notwithstanding anything hereinbefore contained to subscribe for and pay for additional shares in any company or corporation in which I am a shareholder at the date of my death and to enter into any plan of reconstruction, reorganization or amalgamation in relation to any company or corporation of which I hold shares, bonds or debentures or in which I have any interest whatsoever at the time of my death and to subscribe for and pay for additional shares, bonds or debentures of any such reconstructed, reorganized or amalgamated company or corporation and to do all things in connection therewith which



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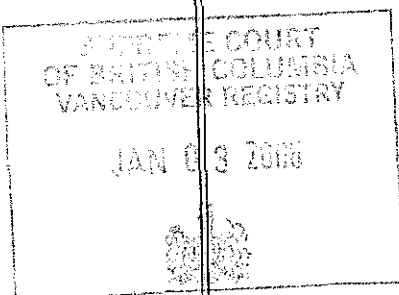
*J.H.*  
*Wolfe*

my Trustees may in their absolute discretion deem proper in the interest of my estate and I EXONERATE my Trustees from any loss which may arise through any such investments made by my Trustees.

- (d) Either alone or jointly with any other person or persons to make any allocations, elections, determinations or designations allowed and to exercise any options or rights arising under any taxing statute which my Trustees shall in their absolute discretion consider should be made or exercised in the best interests of the beneficiaries under this my Will.

9. I AUTHORIZE and EMPOWER my Trustees:

- (a) To direct what educational assistance payments may be made under any Registered Educational Savings Plan or Plans created by me during my lifetime to the beneficiaries thereunder, what payments may be made to other person or persons to assist them to further their education at the post-secondary school level and, failing any beneficiaries or other person or person who are in the opinion of my Trustees appropriate recipients, what payments may be made to designated educational institutions in Canada selected by my Trustees, and
- (b) To change the beneficiary or beneficiaries under any such plan or plans by naming as a beneficiary or beneficiaries thereunder any grandchild or grandchildren of mine PROVIDED that if no grandchild or grandchildren of mine are in the opinion of my



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*J.H.*  
*W.H.*

Trustees appropriate for appointment then such other person or persons as my Trustees shall think fit.

For the sake of greater certainty I DECLARE that it is my intention that my Trustees:

- (i) in authorizing educational assistance payments, shall give first preference to any eligible grandchild or grandchildren of mine, and
- (ii) shall not cause a refund of capital contributions made to such plan or plans to be paid into the residue of my estate unless, in the opinion of my Trustees, it is not appropriate for such contributions to be paid, in accordance with the terms of such plan or plans, to the beneficiary or beneficiaries of such plan or plans as educational assistance payments or, failing any such beneficiary or



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JAN 03 2005

*[Handwritten signature]*



beneficiaries, to other person or persons to assist them to further their education at the post-secondary school level or to designated educational institutions in Canada.

IN TESTIMONY WHEREOF I have to this my last Will and Testament, written upon this and the eleven (11) preceding pages of paper, subscribed my name this 19th day of May, 1999.

SIGNED, PUBLISHED AND DECLARED )  
by the above-named Testatrix, )  
ANITA VELMA HARPER, )  
as and for her Last Will and )  
Testament, in the presence of us, )  
both present at the same time )  
who at her request and in her )  
presence and in the presence of )  
each other have hereunto sub- )  
scribed our names as witnesses: )

NAME: Larry Hogan

ADDRESS: 220, 7565 132nd St.  
Surrey, B.C. V7

OCCUPATION: LAWYER

NAME: Cheryl Roberts

ADDRESS: C/O 280-7565-132nd  
Surrey, B.C. V3W 1K5

OCCUPATION: Secretary

Anita Velma Harper  
ANITA VELMA HARPER

This is Exhibit "A", referred to in the affidavit of REGINALD ROBERT HARPER Sworn before me at New Westminster this 27th day of December A.D. 2005

[Signature]  
A Commissioner for taking Affidavits for British Columbia

SUPREME COURT OF BRITISH COLUMBIA VANCOUVER REGISTRY  
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