



Skagit County Auditor

\$76.00

9/7/2017 Page

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3 10:24AM

WHEN RECORDED RETURN TO:

William S. Hickman
Hickman Menashe, P.S.
4211 Alderwood Mall Blvd., Ste. 202
Lynnwood, WA 98036

Document Title:	Notice of Certificate of Trust Existence and Authority for the Dean A. and Kathleen D. Roberts Revocable Trust, u/a dated February 4, 2013.
Grantor(s):	Kathleen D. Roberts
Grantee:	The Public
Legal Description (abbreviated):	Ptn of Section 17, Twnshp. 33 N., Rnge 5 E., W.M.
Additional Legal on Page 2	
Tax Parcel or Account Number:	P18098
Ref. No's of Documents Released:	None

**NOTICE OF
CERTIFICATE OF TRUST EXISTENCE AND AUTHORITY
FOR THE
DEAN A. AND KATHLEEN D. ROBERTS REVOCABLE TRUST**

1. The subject of this Certificate is the Dean A. and Kathleen D. Roberts Revocable Trust, u/a dated February 4, 2013, as amended by the first Amendment, dated November 25, 2015, (hereinafter "the Trust").
2. The Trust was originally executed on February 4, 2013 by DEAN A. ROBERTS and KATHLEEN D. ROBERTS, as Trustors and original Trustees.
3. Pursuant to Article 13.1 of the Trust, upon the death of one of the original Trustees, the remaining original Trustee is nominated to serve alone as sole Trustee of the Trust.
4. DEAN A. ROBERTS died on May 20, 2017. A copy of his death certificate is attached hereto.

ORIGINAL

5. As a result of the death of Dean A. Roberts, KATHLEEN D. ROBERTS, as the surviving Trustee, is the currently serving sole Trustee of the Dean A. and Kathleen D. Roberts Revocable Trust.

6. The Dean A. and Kathleen D. Roberts Revocable Trust is currently in full force and effect.

7. The Trust grants to the Trustee the continuing, absolute, discretionary power to deal with any property, real or personal, held in the trust estate as freely as the Trustor might in the handling of the Trustor's own affairs. In addition, the Trustee shall have all of the power, authority, and discretion given a trustee under the laws of the State of Washington on this date. These include those given a trustee under the provisions of Chapter 11.98 of the Revised Code of Washington, known as the "Washington Trust Act." Such powers may be exercised independently and without the prior approval of any court or judicial authority, and no person dealing with the Trustee shall be required to inquire into the propriety of any of the Trustee's actions. The powers of the Trustee include, but are not limited to, the power to sell, convey, grant options to purchase, exchange or alter any of the assets of the trust estate upon such terms and conditions and for such consideration as the Trustee deems advisable. The Trustee further has the right to invest and reinvest all funds from time to time available for investment or reinvestment in any kinds of property, real or personal, including stocks, bonds, interest in any amount in common trust shares, mortgages and such other property as the Trustee shall deem proper. The Trustee further has the right to engage in business with the property of the Trust as a sole proprietor, or as a general or limited partner, with all the powers customarily exercised by an individual so engaged in business, and to hold an undivided interest in any property as tenant in common or as tenant in partnership.

8. Included among the assets owned by the Dean A. and Kathleen D. Roberts Revocable Trust is the following parcel of real property located in Skagit County, Washington:

Commencing at the Northeast corner of said Section 17; thence South 0°37'29" West, along the East line thereof, 841.89 feet; thence North 89°22'15" West, 730.93 feet to the true point of beginning; thence South 89°22'15" East, 730.93 feet to the East line of said Section 17; thence South 0°37'29" West, along the East line thereof, 556 feet; thence North 89°22'31" West, 623.19 feet; thence South 47°00'42" West, 897.66 feet to the Northeasterly right-of-way line of Lake Cavanaugh Road; thence Northwesterly along said line, 691.51 feet to a point which lies South 57°02'07" West from the true point of beginning; thence North 57°02'07" East, 971.16 feet to the true point of beginning.

EXPECT road and/or rights-of-way.

(Also known as Lot "C" of that un-recorded boundary line adjustment map.)

All located in the Northeast ¼ of Section 17, Township 33 North, Range 5 East, W.M.

9. This Certificate is made by Kathleen D. Roberts as Trustee in order to certify that, as of the date of this Certificate, the Trust is in existence and that the Trustee has broad powers under the Trust. This Certificate shall affirm that Kathleen D. Roberts is acting as the qualified Trustee, and shall be sufficient on its face and no person shall be put to any further inquiry concerning the right of the Trustee to so act.

10. Photocopies of the original Certificate shall be deemed to be an original counterpart of this Certificate.

11. The signatory to this Certificate is currently the acting Trustee of the Trust and declares that the foregoing statements are true and correct.

This Certificate was executed this 29 day of AUG, 2017.



KATHLEEN D. ROBERTS, Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that KATHLEEN D. ROBERTS signed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as the Trustee of the Dean A. and Kathleen D. Roberts Revocable Trust, u/a dated February 4, 2013 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 29th day of August, 2017.




Printed Name: Kimberly Ann Patton
NOTARY PUBLIC in and for the State of Washington
Residing at: Snohomish
My commission expires: May 6th 2018