



201712290073

Skagit County Auditor
12/29/2017 Page 1 of 4 2:18PM \$77.00

Jones Butler Dolan, PS
P.O. Box 2784
Mount Vernon, WA 98273
360-336-2939

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20176022
DEC 29 2017

Amount Paid \$77.00
Skagit Co. Treasurer
By *mam* Deputy

QUIT CLAIM DEED

GRANTOR: Marla M. Welchko, as Trustee of the Charles and Viola Welchko Living Trust dated March 13, 1990.

GRANTEE: Marla M. Welchko, as Trustee of the Restated Welchko Family Trust dated June 10, 2005.

ADDRESS: 1807 Cedar Springs Lane
Anacortes, WA 98221

ABBREVIATED LEGAL DESCRIPTION: LOT 4, CEDAR SPRINGS PUD, PHASE 4

PARCEL NUMBER: P117546

REFERENCE: 200505110065

SUBJECT TO: Rights, reservations, covenants, conditions, easements and restrictions of record.

The Grantor, Marla M. Welchko, as Trustee of the Charles and Viola Welchko Living Trust dated March 13, 1990, now known as the Restated Welchko Family Trust dated June 10, 2005, in consideration of transferring property into trust, conveys and quit claims to the Grantee, Marla M. Welchko, as Trustee of the Restated Welchko Family Trust dated June 10, 2005, the entire interest in the following described real

UNRECORDED DOCUMENT

Lot 4, "CEDAR SPRINGS PUD, PHASE 4", as per plat recorded on December 27, 2001
under Auditor's File No. 200112270133, records of Skagit County, Washington.

Situated in Skagit County, Washington.

September 19, 2017.

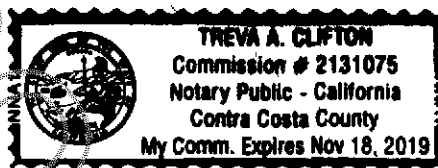
marla m. welchko
MARLA M. WELCHKO,
Trustee

STATE OF CALIFORNIA)
) ss:
COUNTY OF CONTRA COSTA)

I certify that I know or have satisfactory evidence that Marla M. Welchko is the
individual who appeared before me, and she acknowledged that she is authorized to
execute this instrument, and acknowledged it to be her free and voluntary act for the
uses and purposes mentioned in the instrument.

September 19, 2017.

Treva Clifton
Notary Public
In and for the State of California
My appointment expires:



"RESTATED WELCHKO FAMILY TRUST"

CHARLES L. WELCHKO and VIOLA B. WELCHKO, husband and wife, as "Trustors" and as "Trustees" executed a Declaration of Trust dated March 13, 1990 and amended and restated on May 7, 2002. The purpose of this agreement is to restate the revocable trust in its entirety which shall hereinafter for convenience be known as the "Restated Welchko Family Trust".

Article 1. Transfer of Property. The trustors have previously transferred, conveyed and delivered to the trustees the property comprising the assets of the trust. It is the trustors' intention to provide in this trust agreement for the management and disposition of that property, together with other property that hereafter may be added to this trust.

Article 2. Identification of Family. The family of the Trustors presently consists of the Trustors; their daughter MARLA MARIE WELCHKO HARTUNG of Danville, California whose date of birth is October 22, 1957 and their daughter's two children: LUKE RYKER HARTUNG, born September 16, 1992, and HANNAH MARIE HARTUNG, born March 7, 1996. Except as herein provided, Trustors intentionally make no provision for any other relative of theirs that may survive them.

Article 3. Rights Reserved by Trustors. Each trustor reserves the right as to his or her interest to:

3.1 Direct the distribution of net income and principal from the trust estate.

3.2 Add other property to the trust estate.

3.3 Amend this agreement in any respect.

3.4 Revoke this trust entirely or withdraw at any time or from time to time any part of his or her interest in the trust estate upon reasonable notice to the trustees. The foregoing notwithstanding, upon the death of the first Trustor, the "decedent's trust" referred to below shall be irrevocable.

Article 4. Distributions from the Trust Estate

4.1 Payments to the Trustor's Order. The trustees shall distribute to each trustor or each trustor's order as much of the net income and principal of such trustor's share as the trustor shall direct.

4.2 Payments During the Disability of a Trustor During any period in which a trustor, whether because of illness or for any other reason, is, in the opinion of the trustees, incapable of managing his or her own affairs, the trustees may

AMENDMENT TO AND
TRUSTEE SUCCESSION AGREEMENT FOR
THE RESTATED WELCHKO FAMILY TRUST

A. Viola B. Welchko ("Viola") as settlor and Trustee of the Restated Welchko Family Trust, consisting of the Decedents Trust and the Survivors Trust, (collectively "Trust") by her signature below does hereby amend the Trust by deleting section 13.1 and replacing it with the following:

"13.1 This trust and the administration thereof shall be governed by the laws of the State of California."

B. Viola as settlor, trustee and beneficiary of Trust along with the persons described herein who are all of the remainder beneficiaries and persons interested in Trust, by their signatures hereto take the below actions and make the following agreements regarding the trustee succession of Trust. Viola no longer wishes to serve as trustee and does not desire a corporate trustee. Viola desires that her daughter Marla Hartung ("Marla") serve as the sole trustee of Trust and that Cindy H. Haagenon ("Cindy") serve as the successor to Marla. Steven Rutz and Sharon H. Hood have declined to ever serve as a successor trustee of Trust. Cindy by her signature hereto agrees Marla shall succeed Viola as trustee and that Cindy shall be successor trustee if Marla does not serve in that capacity at any time.

C. Viola hereby resigns as trustee of Trust. Marla hereby assumes the duties and obligations of sole Trustee of Trust.

D. All persons signing this document agree that the foregoing is approved and consented to in light of Viola becoming a resident of California and the changed personal circumstances of them.

E. All persons signing this document acknowledge that this document has been prepared by Steven V. Nelson who is the attorney for Marla only.

F. This document shall take effect on the date of signature by the last of the persons identified below.

Viola B. Welchko
Viola B. Welchko

2/12, 2012

Marla Hartung
Marla Hartung

Feb. 12, 2012

Hannah Hartung by John Hartung
Hannah Hartung

By her parent John Hartung

2/12, 2012

Cindy H. Haagenon
Cindy H. Haagenon

2/16, 2012

Luke Hartung
Luke Hartung

2/12, 2012