

Return Address:  
Souders Law Group  
913 Seventh Street  
Anacortes, Washington 98221



Skagit County Auditor      \$81.00  
1/22/2018 Page      1 of      8 4:10PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018252  
JAN 22 2018

Amount Paid \$0  
Skagit Co. Treasurer  
By *[Signature]* Deputy

QUIT CLAIM DEED

GRANTOR: The Hans & Majken Ekstrom Revocable Living Trust, by Hans Ekstrom, Trustee

GRANTEE: Gunilla Wold

LEGAL DESCRIPTION: See below

ASSESSOR'S TAX/PARCEL NUMBERS: P58506 / 3809-707-022-0001

The Grantor, Hans Ekstrom, Trustee of the Hans & Majken Ekstrom Revocable Living Trust, for and in consideration of love and affection, and for no other consideration, hereby conveys and quits claim to the Grantee, Gunilla Wold, all of the Trust's interest in the following described real property, situate in Skagit County, Washington, including any interest which the Grantor may hereafter acquire in the said property:

Lots 7 through 17, inclusive, of Block 707, NORTHERN PACIFIC ADDITION to Anacortes, according to the plat thereof recorded in Volume 2 of Plats at Pages 9-11, records of Skagit County, Washington, also known as Parcel "B" of Resurvey recorded under Auditor's File No. 9004130063, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

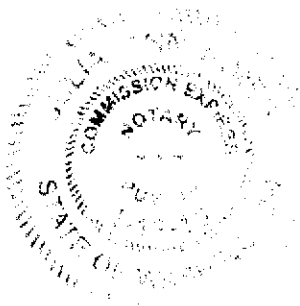
It is the intent of the Grantor by this instrument to divest the Trust of any ownership interest in the above described property, and to establish said property as the property of the Grantee named herein.

*[Signature]* Trustee 1-17-18  
Hans Ekstrom, Trustee, Grantor / date

STATE OF WASHINGTON) )  
  ): ss  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Hans Ekstrom is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Trustee of The Hans & Majken Ekstrom Revocable Living Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

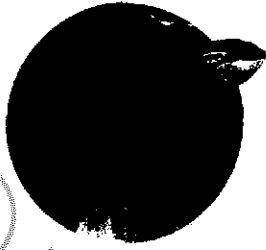
SUBSCRIBED to before me this 17<sup>th</sup> day of January, 2018.



*[Signature]*  
Julia Ann James  
Notary Public in and for the State of Washington, residing at Anacortes.  
My appointment expires January 19, 2018



COPY



*Rosario*  
*Assisted Living*

11/14/17

To Whom It May Concern:

This letter is regarding my patient, Maiken Ekstrom DOB (8/8/27). She has been evaluated and found to be unable to make her own decisions or to sign for herself.

For any questions please feel free to contact Rosario Assisted Living Facility at (360) 293-3174.

Sherry Love-Wenger, ARNP.

*Sherry Love-Wenger* ARNP *Maiken Ekstrom MD*

COPY

## THE HANS & MAJKEN EKSTROM REVOCABLE LIVING TRUST AGREEMENT

THIS TRUST AGREEMENT is made at Anacortes, Washington this 24<sup>th</sup> day of June, 2008, by and between HANS L. EKSTROM and MAJKEN M. EKSTROM, husband and wife ("Trustors"), who presently reside at 1910 - 23rd Street, Anacortes, Skagit County, Washington and HANS L. EKSTROM and MAJKEN M. EKSTROM (individually and collectively, "Trustee"), upon the conditions and for the purposes herein described. The trust created by this agreement shall be entitled "The Hans & Majken Ekstrom Revocable Living Trust", also referred to herein as "the Trust".

### ARTICLE ONE IDENTIFICATION OF FAMILY

The Trustors' immediate family consists of the two children of their marriage, GUNILLA H. WOLD of Anacortes, Washington and TORKBL H. EKSTROM of Anacortes, Washington; and MAJKEN M. EKSTROM's first child, from a previous relationship, MICHAEL T. EKSTROM of Libby, Montana.

### ARTICLE TWO THE TRUST ESTATE

Trustee acknowledges receipt of the property of Trustors described on Schedule A, which, together with any other property hereafter transferred to Trustee from any source, and accepted by Trustee, shall constitute the "Trust Estate" and shall be administered by Trustee as provided in this instrument. Any asset transferred to Trustee shall be deemed a community property asset of Trustors, except where both Trustors have acknowledged in writing, prior to transferring the asset into the Trust, that such asset is the separate property of one Trustor. While both Trustors are living, all community property transferred to Trustee, and all property otherwise deemed to be community property, shall

retain its character as community property. Any asset of the Trust Estate duly acknowledged to be the separate property of one Trustor, and the identifiable proceeds of that property, including but not limited to the rents, interest, dividends, capital gains distributions, and appreciation on that property, shall retain its character as the separate property of that Trustor.

### **ARTICLE THREE APPOINTMENT OF TRUSTEE; TRUSTEE SUCCESSION**

**3.1 Original Trustee.** The Trustors, HANS L. EKSTROM and MAJKEN M. EKSTROM, are together hereby nominated as the Trustee of all trusts hereunder, and each shall have the power, acting individually, to bind the trust with respect to any transaction during their joint lives. If one of the Trustors resigns as Trustee (pursuant to Section 3.3, below), becomes disabled (pursuant to Section 3.4, below), or dies, the other Trustor shall act as sole Trustee of all Trusts hereunder.

**3.2 Successor Trustees.** If, at any time, both Trustors cease to act as Trustee, due to resignation (pursuant to Section 3.3, below), disability (pursuant to Section 3.4, below), or death (pursuant to Section 3.5, below), or a combination thereof, then and in that event the Successor Trustee shall immediately take office as the Trustee under this Trust Agreement. Trustors nominate as Successor Trustee the first of the following (in descending order of preference) who is willing and able to act as such:

1. GUNILLA H. WOLD
2. TORHEL H. EKSTROM

Third parties may rely on an affidavit by the Successor Trustee named above stating that he or she is now acting as Trustee hereunder, and no court proceedings shall be required to establish his or her authority.

**3.3 Upon Trustee Resignation.** Any Trustee or Successor Trustee hereunder may resign at any time by a written instrument duly acknowledged and delivered to the Trustors, the next person in the line of Trustee succession, and any additional present income beneficiary(s) of the trust. In the event that one of the Trustors resigns, the other Trustor shall act as sole Trustee. Otherwise, Section 3.2, above, shall control Trustee succession.

**3.4 Upon Disability of Both Trustors.** Upon receipt by the Successor Trustee of written notice that both Trustors are disabled or that the only surviving Trustor is disabled, the Successor Trustee shall immediately take office as Trustee of all Trusts hereunder. "Disability" shall mean the inability to manage property and affairs effectively

for reasons such as mental illness, mental deficiency, physical illness or disability, advanced age, chronic use of drugs, chronic intoxication, confinement, detention by a foreign power, or disappearance. If the disability is because of mental illness, mental deficiency, physical illness or disability, advanced age, chronic use of drugs, or chronic intoxication, then the written notice shall be signed by the disabled person's regularly attending physician, and if there be not such physicians regularly attending the disabled person, then the notice shall be signed by two qualified physicians who have examined the disabled person. If the disability is because of confinement, detention by a foreign power or disappearance, the written notice shall be signed by a qualified person with personal knowledge of those facts. A person shall also be deemed disabled if a court of competent jurisdiction adjudicates that the person is legally incapacitated. The Successor Trustee shall only act as Trustee for so long as both Trustors remain disabled, and upon receipt of written notice, in the same form described above, that one Trustor or both Trustors are no longer disabled, the Successor Trustee shall relinquish his or her office to the Trustor(s).

**3.5 Upon Death of Both Trustors.** If both Trustors have died, the Successor Trustee shall act as Trustee of all Trusts hereunder (except for the MICHAEL T. EKSTROM TRUST, described in Article 10 of this trust agreement).

#### **ARTICLE FOUR REVOCATION; WITHDRAWAL OF PROPERTY; MODIFICATION**

**4.1 While Both Trustors are Living.** While both Trustors are living they shall have the right acting jointly, and either Trustor shall have the right acting on behalf of the marital community:

- (a) to revoke this instrument in its entirety;
- (b) to amend, modify, or partially revoke this instrument; or
- (c) to withdraw from the operation of this trust agreement any or all of the property of the Trust Estate, without regard to the Trust Purposes described in Article Five, below.

**4.2 After Death of One Trustor.** After the death of the first Trustor, the Surviving Trustor shall have the same rights described in Section 4.1, above, with respect to the Survivor's Trust, described in Article Seven of this trust agreement.

**4.3 Effectiveness.** Any revocation, withdrawal of property, or modification exercisable by one or both of Trustors shall be valid and fully effective whenever Trustee

IN WITNESS WHEREOF, the Trustors and Trustee have hereunto set their hand and seal on the date first above written.

Hans L. Ekstrom  
HANS L. EKSTROM, Trustor/Trustee

Majken M. Ekstrom  
MAJKEN M. EKSTROM, Trustor/Trustee

STATE OF WASHINGTON

COUNTY OF SKAGIT

ss

On this day personally appeared before me HANS L. EKSTROM and MAJKEN M. EKSTROM, to me known to be the individuals described in and who executed the foregoing document and acknowledged that they signed said document as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24 day of June, 2008.

[Signature]  
NOTARY PUBLIC in and for the State of  
Washington, residing at [Address]  
My appointment expires [Date]

**AFFIDAVIT OF WITNESSES**

STATE OF WASHINGTON )  
 ) : SS  
COUNTY OF SKAGIT )

The undersigned, competent to testify, being first duly sworn, upon oath, depose and say:

That the foregoing instrument to which this Affidavit is attached, entitled THE HANS & MAJKEN EKSTROM REVOCABLE LIVING TRUST AGREEMENT, was executed by the Trustors on the 24 day of June, 2008 at Anacortes, Washington, in the presence of myself and the other witness.

The Trustors thereupon published the instrument as and declared it to be THE HANS & MAJKEN EKSTROM REVOCABLE LIVING TRUST AGREEMENT and requested us to sign the same as witnesses and to execute this Affidavit in proof of thereof.

In the presence of the Trustors and at their request and direction, and in the presence of each other, the other witness and I hereby subscribe our names as witnesses hereto.

At the time of executing said instrument the Trustors, the other witness, and I were all of legal age, the other witness and I were competent to act as witnesses, and the both of the Trustors appeared to be of sound and disposing mind and not acting under duress, menace, fraud, undue influence or misrepresentation.

[Signature]  
Witness Signature

Printed Name: Aaron M. Rasmussen

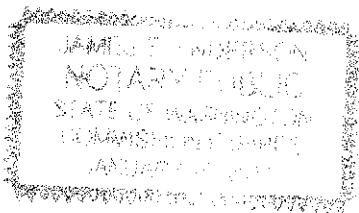
Address: Anacortes, WA

[Signature]  
Witness Signature

Printed Name: Jason C. Ryan

Address: Anacortes, WA

SUBSCRIBED AND SWORN (or affirmed) to before me this 24<sup>th</sup> day of June, 2008.



[Signature]

Notary Public in and for the State of  
Washington, residing at ANACORTES  
My appointment expires 1/20/11