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Skagit County Auditor

**Return Address:**

PHILLIPS ESTATE LAW  
Douglas L. Phillips, Esq.  
10655 NE 4<sup>th</sup> Street, Suite 701  
Bellevue, WA 98004

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

**Document title(s) (or transactions contained therein):** (all areas applicable to your document must be filled in)

Trustee Special Warranty Deed

**Reference number(s) of document assigned or released:**

201807250056

**Grantor(s) [last name, then first name and initial(s)]:**

Wilderman, Christine H. and Calender, Carol A., as Co-Trustees of the Bereswill Family Trust established under the Last Will and Testament of Frederick C. Bereswill dated April 4, 2011

**Grantee(s) [last name, then first name and initial(s)]:**

Wilderman, Christine H., a married woman as her separate property, an undivided 50% interest; and Calender, Carol A., a married woman as her separate property, an undivided 50% interest.

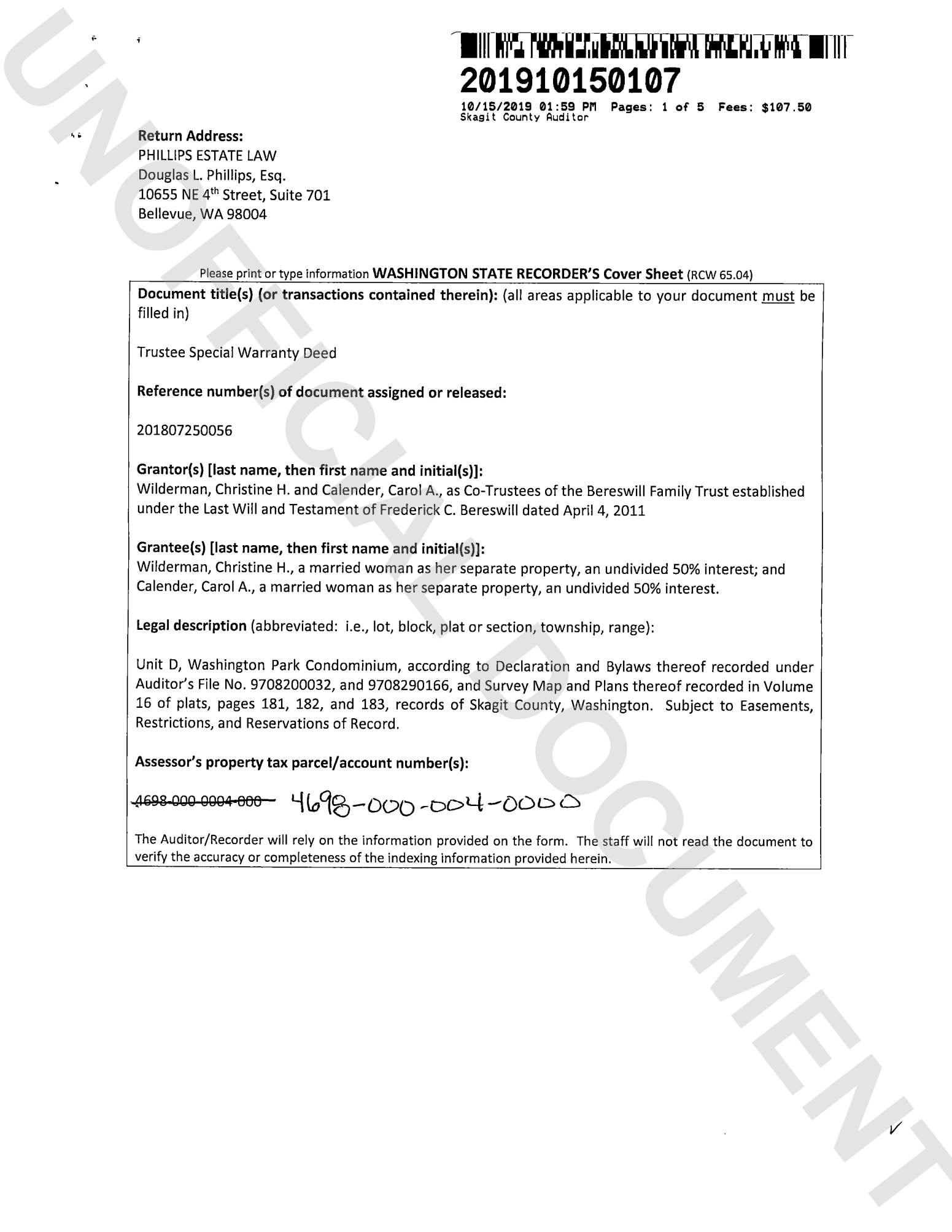
**Legal description** (abbreviated: i.e., lot, block, plat or section, township, range):

Unit D, Washington Park Condominium, according to Declaration and Bylaws thereof recorded under Auditor's File No. 9708200032, and 9708290166, and Survey Map and Plans thereof recorded in Volume 16 of plats, pages 181, 182, and 183, records of Skagit County, Washington. Subject to Easements, Restrictions, and Reservations of Record.

**Assessor's property tax parcel/account number(s):**

~~4698-000-0004-000~~ 4698-000-004-0000

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



Recording at the request of:  
PHILLIPS ESTATE LAW  
10655 NE 4<sup>th</sup> Street, Suite 701  
Bellevue, WA 98004  
(206) 686-8877

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019-4468  
OCT 15 2019  
Amount Paid \$ 0  
Skagit Co. Treasurer  
By *nam* Deputy

TRUSTEE SPECIAL WARRANTY DEED

The undersigned Grantors, **CHRISTINE H. WILDERMAN AND CAROL A. CALENDER, CO-TRUSTEES OF THE BERESWILL FAMILY TRUST** established under the Last Will and Testament of Frederick C. Bereswill dated April 4, 2011, for no valuable consideration, hereby grant, bargain, sell, and convey to

Grantees, **CHRISTINE H. WILDERMAN, a married woman as her separate property, an undivided fifty percent (50%) interest; and CAROL A. CALENDER, a married woman as her separate property, an undivided fifty percent (50%) interest** in the following described real estate situated in the County of Skagit, State of Washington:

Unit D, Washington Park Condominium, according to Declaration and Bylaws thereof recorded under Auditor's File No. 9708200032, and 9708290166, and Survey Map and Plans thereof recorded in Volume 16 of Plats, pages 181, 182, and 183, records of Skagit County, Washington.

Assessor's Property Tax Parcel/Account Number(s): 4698-000-0004-000

SUBJECT TO: All Agreements, Assessments, Covenants, Conditions, Easements, Reservations, and Restrictions, of Record, if any.

LIMITATION OF COVENANTS: Grantors, for themselves and for their successors-in-interest, do by these presents expressly limit the covenants of this deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under the said Grantors and not otherwise, will forever warrant and defend the said described real property.

Following this conveyance, **CHRISTINE H. WILDERMAN and CAROL A. CALENDER**, will each own fifty percent (50%) of the above described real estate.

DATED: 09/05/2019

Carol A Calender

CAROL A. CALENDER, Co-Trustee of the Bereswill Family Trust established under the Last Will and Testament of Frederick C. Bereswill dated April 4, 2011

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF MONROE )

JEFF T. GUTHRIE  
NOTARY PUBLIC - MICHIGAN  
MONROE COUNTY  
MY COMMISSION EXPIRES 07/01/2024  
ACTING IN MONROE COUNTY

On September 5<sup>th</sup>, 2019, personally appeared before me **Carol A. Calender, co-Trustee of the Bereswill Family Trust established under the Last Will and Testament of Frederick C. Bereswill dated April 4, 2011**, to me known to be the individual described in and who executed the within instrument and acknowledged said instrument to be the free and voluntary act and deed of such party, for the uses and purposes therein mentioned, and on oath, stated that she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above-written.

Jeff T. Guthrie  
Printed name: Jeff T. Guthrie  
Notary Public in and for the State of Michigan, residing at Monroe County  
My appointment expires 7/1/2024

DATED: SEPTEMBER 26, 2019

Signed before me at Prince George, British Columbia  
this 26 day of SEPTEMBER, 2019

A Notary Public In and for the  
Province of British Columbia

Virginia L. Ashley  
Notary Public  
Suite 203 - 1378 5th Avenue  
Prince George, BC V2L 3L4

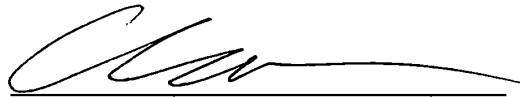
Christine H. Wilderman  
CHRISTINE H. WILDERMAN, Co-Trustee of the Bereswill Family Trust established under the Last Will and Testament of Frederick C. Bereswill dated April 4, 2011

**CERTIFICATION OF TRUST**  
**RCW 11.98.075**

1. The Bereswill Family Trust is a valid, existing trust, having been created by the Last Will and Testament of Frederick C. Bereswill, dated April 4, 2011, upon the death of Frederick C. Bereswill on January 24, 2018.
2. The Trustor is Frederick C. Bereswill.
3. The currently acting co-Trustees are Christine H. Wilderman and Carol A. Calender and their addresses are as follow:  
  
Christine H. Wilderman - 298 Riley Drive, Prince George, British Columbia, V2M 3P1  
Carol A. Calender – 415 Hollywood Drive, Monroe, MI 48162
5. Among others, the co-Trustees are given the following powers by the Trust Agreement:
  - a. Retain any property, real, personal, or mixed, of whatever kind and wherever situated, which is received by the Trustee from any sources, including unproductive property, and to divest the trust of such assets or make such property productive;
  - b. Determine what is principal or income, and what charges are allocable to either;
  - c. Employ agents and attorneys, and to rely with acquittance on the advice of all such attorneys;
  - d. Acquire, exchange, sell, manage, invest, and reinvest assets of the trust in accordance with the prudent person rule;
  - e. Convey, pledge, mortgage, lease or transfer any interest in real or personal property, with no exceptions; and
  - f. Place all or any part of the securities owned by the trust in the care or custody of any bank, trust company, or member firm of the New York Stock Exchange, and to have all stocks and registered securities placed in the name of the bank, trust company, or member firm of the New York Stock Exchange, or in the name of its nominee, and to appoint such bank, trust company, or firm agent as attorney to collect, receive, receipt for, and disburse any income, and generally to perform, the duties and services incident to a so-called "custodian" account.
6. The trust is irrevocable. No individual holds the power to revoke the trust. The tax identification number of the trust is **83-6239832**.
7. All co-Trustees must jointly exercise the powers of the Trustee.
8. The trust has not been revoked, modified, or amended in any manner that would cause the representations herein to be incorrect.

The undersigned certify that the statements contained in this Certificate are true and correct and that there are no other provisions in the trust instrument or amendments thereto that limit the powers of the co-Trustees to sell, convey, pledge, mortgage, lease or transfer title to the trust's interest in real or personal property.

DATED: 10-11-19

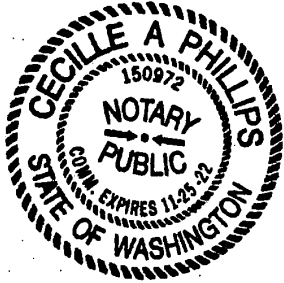


Aaron D. Phillips, Attorney for co-Trustees

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

This is to certify that on October 11, 2019, before me, the undersigned Notary Public, personally appeared Aaron D. Phillips, to me known to be the individual described in and who executed the foregoing Certification of Trust, and acknowledged to me that said individual signed the same as said individual's free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Cecille A. Phillips  
Notary Public in and for the State of Washington,  
residing in Redmond Washington  
Commission Expires: 11-25-22