

WHEN RECORDED RETURN TO:

Land Title & Escrow
3010 Commercial Avenue
Anacortes, WA 98221

Land Title and Escrow
02-169889-OE, 02-169889-OE

DOCUMENT TITLE(S):
Death Certificate

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:
STATE OF WASHINGTON

GRANTEE:
Dorothy Penner

ABBREVIATED LEGAL DESCRIPTION:
Lot 25, Skyline #10

TAX PARCEL NUMBER(S):
3826-000-025-0007; P59935

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

CITY OF LONG BEACH
DEPARTMENT OF HEALTH AND HUMAN SERVICES
LONG BEACH, CALIFORNIA

CERTIFICATE OF DEATH

3201862002122

Form containing fields for decedent's personal data, informant, spouse/parent information, funeral director, place of death, cause of death, physician's certification, and coroner use only.

CERTIFIED COPY OF VITAL RECORD
STATE OF CALIFORNIA, CITY OF LONG BEACH

This is a true and exact reproduction of the document officially registered and placed on file in the office of the Vital Records Section, Long Beach Department of Health and Human Services.

DATE ISSUED

AUG 30 2018

Anissa Davis, MD, MPH
HEALTH OFFICER

This copy is not valid unless prepared on an engraved border, displaying the date, seal and signature of the Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



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Section 2.03. Classification of Trust Property. All property now or hereafter conveyed or transferred to the Trustee to be held by the Trustee pursuant to this Declaration which was the Trustors' community property or one of the Trustor's separate property at the time of such conveyance or transfer shall remain respectively the community property or the separate property of the Trustors or Trustor, as the case may be, transferring such property to the Trustee.

ARTICLE III

DESIGNATION AND COMPENSATION OF TRUSTEE

Section 3.01. Trustee Appointment. Husband and Wife are hereby designated Trustee hereunder. Should either Husband or Wife become unable because of death, resignation or inability to serve as Trustee, the remaining spouse shall thereafter serve as sole Trustee. Either Husband or Wife shall have the right and power to perform their fiduciary duty hereunder without the signature of the other party and the term "Trustee" as used in this Declaration shall refer to either Husband or Wife so long as either of them are serving as Trustee. It is Trustors' intention that, as Trustee hereunder, they have the same limitations as imposed on them by California Civil Code Section 5125 and 5127 in the management and control of the community property held hereunder and both of them must consent to any gifts of community property, or to the sale, transfer or lease of trust community real property.

Section 3.02. Designation of Successor Trustees. Upon the death, resignation or inability of both of the Trustors to serve as Trustee of this Trust, LINDA C. PENNER and WENDY J. PENNER shall serve as Co-Trustees. Upon the death, resignation or inability of either of them to serve as a Co-Trustee, the remaining appointee shall serve as sole Trustee. All references in this Declaration of Trust to Trustee "or Trustees" shall refer to either Co-Trustees or a sole Trustee. Successor Trustees shall have all the powers, rights, discretions and obligations conferred upon the Trustee by this

THE PENNER TRUST

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Section 7.02. Management of Trust Property. The Trustee shall, with respect to any and all property which may at any time be held in trust pursuant to this Declaration, have the power, exercisable in the Trustee's discretion, to sell, convey, exchange, convert, improve, repair, manage, operate, control, lease for terms within or beyond the term of the Trust, to borrow money, to lend, encumber, pledge or hypothecate Trust property for any Trust purpose; to carry insurance at the expense of the trust; to commence or defend at the expense of the Trust such litigation with respect to property of the Trust Estate; to invest and reinvest the Trust funds in such property as the Trustee may deem advisable; to vote and give proxies to vote any security; to pay any assessments or other charges on Trust property; and, subject to any limitations expressly set forth in this Declaration in the faithful performance of the Trustee's fiduciary obligations, to do all such acts, take all such proceedings, and exercise such rights and privileges as could be done, taken or exercised by an absolute owner of the Trust property. In addition, the Trustee shall have the power to employ, discharge and compensate from the Trust Estate accountants, lawyers, investment and tax advisors, agents and others to aid and assist in the management, administration and protection of the Trust Estate.

Section 7.03. Expenses Incurred During Administration. All property taxes, assessments, fees, charges and other expenses incurred by the Trustee in the administration or protection of the Trust Estate, including reasonable compensation to the Trustee, shall be a charge on the Trust Estate and shall be paid in full by the Trustee prior to final distribution of the Trust Estate, out of principal or out of the income, or partially out of the principal and partially out of the income of the Trust Estate, in such manner and proportions as the trustee may deem advisable.

Section 7.04. Deferral of Division or Distributions. Whenever the Trustee is directed to make a distribution of Trust assets or a division of Trust assets into separate trusts or shares on the death of a Trustor, the Trustee may, in the Trustee's discretion, defer such distribution or division

Section 4.03. Revocation, Amendment or Withdrawal by Survivor.

On the death of the first spouse to die, the surviving spouse shall have the power to amend, revoke, withdraw from, or terminate the Survivor's Trust described below, but the Family Trust may not be amended, revoked, or terminated and any withdrawals are subject to the limitations of the terms of the Family Trust. On the death of the surviving spouse, neither Trust may be amended or revoked.

ARTICLE V

DISTRIBUTIONS DURING JOINT LIFETIMES

Section 5.01. Distributions While Trustors are Trustees. During the joint lives of the Trustors and during the period either or both of them are the Trustee hereunder, the Trustee may distribute to the Trustors or accumulate the net income of the trust estate and may withdraw the principal as provided above in Section 4.02.

Section 5.02. Distributions By Independent Trustees. During the joint lives of the Trustors and during the period that Trustors are not the Trustee hereunder, the Trustee shall, at least annually unless otherwise directed in writing, pay to or apply for the benefit of Trustors all of the net income from the trust estate in the same proportion as their respective separate and community interests therein. In addition, should either of the Trustors at any time be unable, in the judgment of the Trustee, to act on their own behalf, the Trustee may, in the Trustee's absolute discretion, pay or apply such amounts from the principal of their respective community and separate estates, up to the whole thereof, as the Trustee may from time to time deem necessary or advisable for their use or benefit without regard to conserving the trust estate for the remainder beneficiaries.

ARTICLE VI**DISTRIBUTIONS DURING LIFETIMES OF TRUSTORS**

Section 6.01. Distributions after First Death. Upon the death of the first Trustor to die, the Trustee shall hold, manage and distribute the trust estate according to the following provisions.

1. **Creation of Two Trusts.** The first Trustor to die shall be called the "Deceased Spouse" and the living Trustor shall be called the "Surviving Spouse." On the death of the Deceased Spouse, the Trustee shall divide the trust estate, including any additions made to the Trust by reason of his or her death, such as from the Deceased Spouse's Will or from life insurance policies on the Deceased Spouse's life, into two separate trusts, herein designated the "Survivor's Trust" and the "Family Trust." Each Trust shall be managed, administered and distributed according to the following provision.

a. **Assets Allocated to Survivor's Trust.** The principal of the Survivor's Trust shall consist of that portion of the Trust assets attributable to the Surviving Spouse's interest in the Trustors' community property, the Surviving Spouse's separate property, if any, and the smallest fractional share of the Deceased Trustor's interest in the Trustors' community property and the Deceased Trustor's separate property that is necessary as a marital deduction to eliminate or reduce to the extent possible any federal estate tax owing at the death of the Deceased Trustor, taking account of available deductions and credits and the net value of all other property included in the Deceased Trustor's gross estate which passes or has passed to the Surviving Spouse under this