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02/08/2022 12:03 PM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor

When Recorded Please Return To:
LAWRENCE A. PIRKLE
P.O. Box 1788
Mount Vernon, WA 98273
(360) 336-6587

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022.461
FEB 08 2022
Amount Paid \$ 0
Skagit Co. Treasurer
By *LT* Deputy

QUIT CLAIM DEED

THE GRANTOR, PATRICIA L. GEER, as Personal Representative of the Estate of LLOYD G. HANSON (deceased) under Skagit County Cause No. 21-4-00160-29, and PATRICIA L. GEER, as Successor Trustee of the LLOYD G. HANSON and KIM Y. HANSON REVOCABLE TRUST U/T/D 12/16/2013, for and in consideration of distribution of Estate (WAC 458-61A-202(6)(f)) and Trust (WAC 458-61A-210(1)), conveys and quit claims to **GRANTEE**, PATRICIA L. GEER, a single person as her separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel Number: P124572 (4892-000-039-0000)

Lot 39, "PLAT OF SKAGIT HIGHLANDS DIVISION 3," as per plat recorded under Auditor's File No. 200605150163, records of Skagit County, Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.

Situate in the County of Skagit, State of Washington.

Dated this 7th day of February, 2022.

Patricia Geer P.R.

PATRICIA L. GEER, as Personal Representative
of the Estate of LLOYD G. HANSON

Patricia Geer Trust

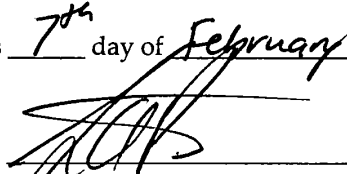
PATRICIA L. GEER, as Successor Trustee of the
LLOYD G. HANSON and KIM Y. HANSON
REVOCABLE TRUST U/T/D 12/16/2013

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that PATRICIA L. GEER is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of LLOYD G. HANSON to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 7th day of February, 2022.

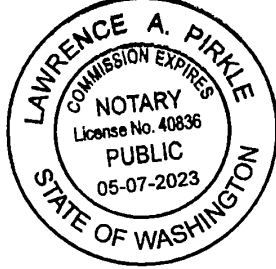


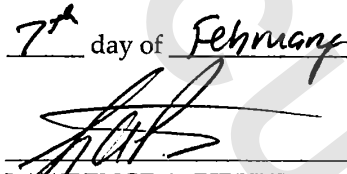

LAWRENCE A. PIRKLE
Notary Public in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/23

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that PATRICIA L. GEER is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Successor Trustee of the LLOYD G. HANSON and KIM Y. HANSON REVOCABLE TRUST U/T/D 12/16/2013, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 7th day of February, 2022.




LAWRENCE A. PIRKLE
Notary Public in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/23

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
04/13/2021

THE ESTATE OF LLOYD GEORGE HANSON	No. 21-4-00160-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of LLOYD GEORGE HANSON late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on April 13, 2021.
- 1.2 In that will PATRICIA GEER is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT PATRICIA GEER is authorized by this court to execute the will of the above decedent according to law.

DATED 04/20/2021.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
 | ss
COUNTY OF SKAGIT

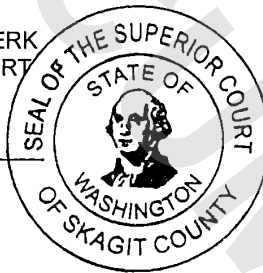
I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on April 13, 2021.

I further certify that these letters are now in full force and effect.

DATED: 04/20/2021

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY *[Signature]*
Deputy Clerk



**THE LLOYD G. HANSON AND KIM Y. HANSON
REVOCABLE LIVING TRUST**

DATED: 12-16-2013

**BETWEEN: LLOYD G. HANSON AND KIM Y. HANSON
AS TRUSTORS**

**AND: LLOYD G. HANSON AND KIM Y. HANSON
AS TRUSTEES**

LLOYD G. HANSON AND KIM Y. HANSON, residents of the State of Washington, County of Skagit, hereby establish a Trust upon the conditions and for the purposes hereafter set forth.

ARTICLE ONE

Section 1.01. Trust Estate Defined

This Revocable Trust is formed to hold title to real and personal property for the benefit of the Trustors of this Trust and to provide for the orderly use and transfer of these assets upon the death of the Trustors. The "Trust Estate" is defined as all property, transferred or conveyed to and received by the Trustee, held pursuant to the terms of this instrument. The Trustee is required to hold, administer, and distribute this property as provided in this Trust Agreement.

Section 1.02. Definitions

As used in this Trust Agreement,

- a) The term "husband" shall mean **LLOYD G. HANSON**.
- b) The term "wife" shall mean **KIM Y. HANSON**.
- c) The term "Trustor" shall refer individually and collectively to Husband and Wife.
- d) The term "descendant" shall mean the lawful issue of a deceased parent in the line of descent but does not include the issue of any parent who is a descendant of the deceased person in question and is living at the time in question.
- e) The terms "child" and "descendant" include any issue born to decedent or legally adopted by the decedent or a posthumous child of a decedent, and a posthumous child is to be considered as living at the time of his/her parent's death.

law. The limitations herein shall not restrict the exercise of any power of appointment or the right to disclaim.

Section 8.03. Definition Children

The terms "child" and "children" as used in this Agreement mean the lawful issue of a Trustor or of the Trustors together. This definition also includes children legally adopted by a Trustor or by the Trustors together.

Section 8.04. Special Needs Trust and Handicapped Beneficiaries

Any Beneficiary who is determined by a court of competent jurisdiction to be incompetent shall not have any discretionary rights of a Beneficiary with respect to this Trust, or to their share or portion thereof. The Trustee shall hold and maintain such incompetent Beneficiary's share of the Trust Estate and shall, in the Trustee's sole discretion, provide for such Beneficiary as that Trustee would provide for a minor. Notwithstanding the foregoing, any Beneficiary who is diagnosed for the purposes of governmental benefits (as hereinafter delineated) as being not competent or as being disabled, and who shall be entitled to governmental support and benefits by reason of such incompetency or disability, shall cease to be a Beneficiary of this Trust. Likewise, they shall cease to be a Beneficiary if any share or portion of the principal or income of the Trust shall become subject to the claims of any governmental agency for costs or benefits, fees or charges.

The portion of the Trust Estate which, absent the provisions of this section, would have been the share of such incompetent or handicapped person shall be retained in trust for as long as that individual lives. The Trustee, at his or her sole discretion, shall utilize such funds for the maintenance of that individual. If such individual recovers from his or her incompetency or disability, and is no longer eligible for aid from any governmental agency, including costs or benefits, fees or charges, such individual shall be reinstated as a Beneficiary after 60 days from such recovery, and the allocation and distribution provisions as stated herein shall apply to that portion of the Trust Estate which is held by the Trustee subject to the foregoing provisions of this section. If said handicapped Beneficiary is no longer living and shall leave children then living, the deceased child's share shall pass to those children per stirpes. If there are no children, the share shall be allocated proportionately among the remaining Beneficiaries.

ARTICLE NINE

Section 9.01. Trustees

All Trustees are to serve without bond. The following will act as Trustees of any Trusts created by this Trust Agreement, in the following order of succession:

First: The undersigned, **LLOYD G. HANSON** and **KIM Y. HANSON**.

Second: The surviving spouse.

- Third: At the death, resignation or incapacity of the surviving spouse, **PATRICIA L. GEER** shall serve as First Successor Trustee.
- Fourth: **LEIGH M. LOTT** shall serve as Second Successor Trustee.
- Fifth: A Trustee chosen by the majority of Beneficiaries, with a parent or legal guardian voting for minor Beneficiaries; provided, however, that the children of any deceased Beneficiary shall collectively have only one vote.

Section 9.02. Allocation and Distribution of the Trust Assets

The Trustees shall allocate, hold, administer and distribute the Trust Assets as hereinafter provided:

- a) Upon the death of the first Trustor, the Trustee shall make any separate distributions that have been specified by the deceased Trustor. The Trustee shall also take into consideration the appropriate provisions of this Article.
- b) Upon the death of the surviving spouse, the Trustee shall hold, administer and distribute the Trust Assets in the manner hereinafter prescribed.

Section 9.03. Personal Property Distribution

Notwithstanding any provision of this Trust Agreement to the contrary, the Trustee must abide by any memorandum by the Trustors, particularly that contained in the section entitled "Disposition of Personal Effects Letter of Instruction" incorporated into this Trust Instrument, directing the disposition of Trust Assets of every kind including but not limited to furniture, appliances, furnishings, pictures, china, silverware, glass, books, jewelry, wearing apparel, and all policies of fire, burglary, property damage, and other insurance on or in connection with the use of this property. Otherwise, any personal and household effects of the Trustors shall be distributed with the remaining assets of the Trust Estate.

Section 9.04 Liability of Trustee

The Trustee will not be responsible or liable for any loss which may occur by reason of depreciation in value of the properties at any time belonging to the Trust Estate, nor for any other loss which may occur, except that the Trustee will be liable for such Trustee's own negligence, neglect, default, or willful wrong. The Trustee will not be liable or responsible for the acts, omissions, or defaults of any agent or other person to whom duties may be properly delegated hereunder (except officers or regular employees of the Trustee) if such agent or person was appointed with due care. The Trustee may receive reimbursement from the Trust Estate for any liability, whether in contract or in tort, incurred in the administration of the Trust Estate in accordance with the provisions hereof, and the Trustee may contract in such form that such Trustee will be exempt from such personal liability and that such liability will be limited to the Trust Assets.

DATED to be effective this 16 day of December, 2013.

TRUSTORS:

Lloyd G. Hanson

LLOYD G. HANSON

Kim Y. Hanson

KIM Y. HANSON

ACCEPTED BY CO-TRUSTEES:

Lloyd G. Hanson

LLOYD G. HANSON

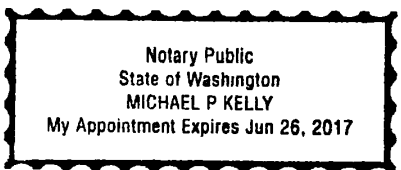
Kim Y. Hanson

KIM Y. HANSON

STATE OF WASHINGTON)
) ss
COUNTY OF Snohomish)

On this 16 day of December, 2013, before me the undersigned, a Notary Public in and for said county and state, duly commissioned and sworn and residing therein, personally appeared LLOYD G. HANSON and KIM Y. HANSON, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 16 day of December, 2013.



Michael P Kelly
NOTARY PUBLIC in and for the
State of Washington
Residing at Michael P Kelly
My Commission expires 6-23-2017