



Declaration of Trust

WHEREAS, WE, Harold L. Lucas and Helen E. Lucas, of the City/Town of Kalispell, County of Flathead, State of Montana

are the holders of a mortgage, first trust deed or (real estate sales contract) on certain real property located at (and known as) \_\_\_\_\_

in the City/Town of Carson, State of Washington, which property is

described more fully in such mortgage, first trust deed or real estate sales contract as "that certain piece or parcel of land with any buildings thereon standing, located in said Carson, being Skamania Co.

The East half of the Southwest quarter of the S.W. quarter of Section 20, Township 3 North, Range 8 E. of the Willamette Meridian.

Together with an easement for ingress, egress & public & private utilities, 20 ft. in width, the S. line of which is the S. line of said section 20, & extending from the S.W. corner of the tract herein conveyed W. along said S. line to the County Rd.

Subject to easement & right of way for access road as granted to the United States of America by deed bearing date of June 8, 1954, and recorded under Auditor's File no. 47431, records of said County.

Subject to easement & right of way for use of an existing logging Rd. as granted to Miles T. Stevenson, et al, by deed bearing date of Feb. 11, 1955, and recorded under Auditor's File no. 48243, records of said County.

Subject to the rights of Edith Her to a water intake as disclosed by application for title exp.

Subject further to easements & rights of way, if any, for public roads.

Together with the 1963 Universal mobile home motor vehicle identification no. 10E1FDS 11236, presently situated upon the aforesaid property.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we do hereby acknowledge and declare that we hold and will hold said mortgage, first trust deed or real estate sales contract and all our right, title and interest in and to said mortgage, first trust deed or real estate sales contract IN TRUST

1. For the use and benefit of the following Two (2) persons, in equal shares, or the survivor of them, 42

Sandra Kay Norris - daughter  
Albert T. Triplett - son

No. 8527  
TRANSACTION EXCISE TAX

NOV 13 1981  
Amount Paid Eight

Skamania County Treasurer  
By Dennis J. ...

If because of our physical or mental incapacity certified in writing by a physician, the Successor Trustee hereinafter named shall assume active administration of this trust during our lifetime, such Successor Trustee shall be fully authorized to pay to us or disburse on our behalf such sums from income or principal as appear necessary or desirable for our comfort or welfare. Upon the death of the survivor of us, unless all of the beneficiaries shall predecease us or unless we all shall die as a result of a common accident, our Successor Trustee is hereby directed forthwith to transfer the trust property and all right, title and interest in and to said property unto the beneficiaries absolutely and hereby terminate this trust; provided, however, that if any beneficiary hereunder shall not have attained the age of 21 years, the Successor Trustee shall hold such beneficiary's share of the trust assets in continuing trust until such beneficiary shall have attained the age of 21 years. During such period of continuing trust the Successor Trustee, in his absolute discretion, may retain the specific trust property herein described if he believes it in the best interest of the beneficiary so to do, or he may sell or otherwise dispose of such specific trust property, investing and reinvesting the proceeds as he may deem appropriate. Prior to the date upon which such beneficiary attains the age of 21 years, the

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Successor Trustee may apply or expend any or all of the income or principal directly for the maintenance, education and support of the beneficiary without the intervention of any guardian and without application to any court. Such payments of income or principal may be made to the parents of such beneficiary or to the person with whom the beneficiary is living without any liability upon the Successor Trustee to see to the application thereof. If such beneficiary survives us but dies before attaining the age of 21 years, at his or her death the Successor Trustee shall transfer, pay, over and deliver the trust property being held for such beneficiary to such beneficiary's personal representative, absolutely.

2. Each beneficiary hereunder shall be liable for his proportionate share of any taxes levied upon the total taxable estate of the survivor of us by reason of the death of such survivor.

3. All interests of a beneficiary hereunder shall be inalienable and free from anticipation, assignment, attachment, pledge or control by creditors or a present or former spouse of such beneficiary in any proceedings at law or in equity.

4. We reserve unto ourselves the power and right to collect any interest or payments constituting amortization which may accrue from the trust property and to pay them to ourselves as individuals. We shall be exclusively entitled to all such income accruing from the trust property during our lifetime, and no beneficiary named herein shall have any claim upon any such income distributed to us.

5. We reserve unto ourselves the power and right at any time during our lifetime to amend or revoke in whole or in part the trust hereby created without the necessity of obtaining the consent of the beneficiaries and without giving notice to the beneficiaries. The transfer of the trust property by us to another person shall constitute a revocation of this trust.

6. The death during our lifetime, or in a common accident or disaster with us, of all of the beneficiaries designated hereunder shall revoke such designation, and in the former event, we reserve the right to designate a new beneficiary. Should we for any reason fail to designate such new beneficiary, this trust shall terminate upon the death of the survivor of us and the trust property shall revert to the estate of such survivor.

7. In the event of the physical or mental incapacity or death of one of us, the survivor shall continue as sole Trustee. In the event of the physical or mental incapacity or death of the survivor, or if we both shall die in a common accident or disaster, we hereby nominate and appoint as Successor Trustee the beneficiary named first above unless such beneficiary shall not have attained the age of 21 years or is otherwise legally incapacitated, in which event we nominate and appoint as Successor Trustee the beneficiary whose name appears second above. If such beneficiary named second above shall not have attained the age of 21 years or is otherwise legally incapacitated, we hereby nominate and appoint

(Name) Shogary B. Lucas, of  
(Address) 8724 W 79th Ave. Arvada, Colo. 80005  
Number Street City State Zip

to be Successor Trustee.

8. This Declaration of Trust shall extend to and be binding upon the heirs, executors, administrators and assigns of the undersigned and upon the Successors to the Trustees.

9. We as Trustees and our Successor Trustee shall serve without bond.

10. This Declaration of Trust shall be construed and enforced in accordance with the laws of the State of Montana

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1st day of April, 1981

(First Settlor sign here) Harold L. Lucas

(Second Settlor sign here) Helen E. Lucas



I, the undersigned legal spouse of one of the above Settlers, hereby waive all community property rights which I may have in the hereinabove-described trust property and give my assent to the provisions of the trust and to the inclusion in it of the said property.  
(Spouse sign here) \_\_\_\_\_ L.S.

Witness: (1) Jandra Norris

Witness: (2) Mary K. Witt

STATE OF Mt.

City or Town Kohjill, Mt.

COUNTY OF Flathead

On the 1st day of Apr., 1981, personally appeared

Harold L. Lucas and Helen E. Lucas

known to me to be the individuals who executed the foregoing instrument, and acknowledged the same to be their free act and deed, before me.

(Notary Seal)

Stephen C. ...  
Notary Public

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