



APPLICATION FOR TAX DEED

Section 197.502, Florida Statute



TO: Tax Collector of Okeechobee County Florida,

I, CHRISTOPHER D SMITH BANKING TRUST, hold the listed certificates tax and submit them to the tax collector.

Certificate Number	Date	Legal Description
#170	6/1/2018	1-12-34-33-0A00-00018-H000 LOT H OF TRACT 18 EAST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT 18, SECTION 12 AS TO THE SOUTHERN COLONIZATION COMPANY PLAT OF TOWNSHIP 34 SOUTH, RANGE 33 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 3-3E, INCLUSIVE, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA

FILED FOR RECORD
OKEECHOBEE COUNTY, FL
2025 MAY 15 AM 9:45
JERARD D. FREEMANT
CLERK OF CIRCUIT COURT
AND COMPTROLLER

I agree to:

- . Pay all delinquent taxes,
- . Redeem all outstanding tax certificates plus interest, and
- . Pay any delinquent, omitted, or current taxes and interest covering the property.

I agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the tax certificate on which this application is based, and all other certificates of the same legal description, which are in my possession.

JOHN L. MINTON, TRUSTEE

Applicant's signature

MAY 09 2025

Date

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542 , Florida Statutes

513

07/19

Page 1 of 2

Part 1: Tax Deed Application Information

Applicant	CHRISTOPHER D SMITH <i>Banking Trust</i>	Application Date	05/09/2025
Property description	1-12-34-33-0A00-00018-H000 LOT H OF TRACT 18 EAST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT 18, SECTION 12 AS TO THE SOUTHERN COLONIZATION	Certificate #	170
		Date certificate issued	06/01/2018

For complete legal see attached

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Sale	Column 3 Face Amount of Cert	Column 4 Interest	Column 5 Total (Column 3 + Column 4)
170	06/01/18	298.98	308.69	607.67

Part 2 Total: 607.67

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Sale	Column 3	Column 4 Tax Collectors Fee	Column 5 Interest	Total (Col3 + Col4 + Col5)
197	06/01/19	305.76	6.25	243.07	555.08
209	06/01/20	331.71	6.25	298.54	636.50
183	06/01/21	353.39	6.25	226.16	585.80
170	06/01/22	362.96	6.25	196.00	565.21
183	06/01/23	484.32	6.25	130.77	621.34
141	06/01/24	490.74	6.25	88.33	585.32

Part 3 Total: 3549.25

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all Certificates in Applicant's Possession and other certificates redeemed by applicant	(*Total of Parts 2 + 3 above)	4156.92
2. Delinquent taxes paid by the applicant		436.16
3. Current taxes paid by the applicant		.00
4. Property information report fee		150.00
5. Tax Deed Application Fee		75.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instr.)		.00
7. Total Paid (Lines 1-6)		4818.08

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached

OKEECHOBEE County, Florida

MAY 09 2025

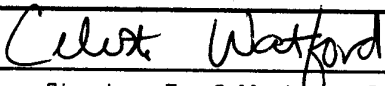
Celene Watford

Signature Tax Collector or Designee

Date _____, 20____

Send the certification to the Clerk of Court by 10 days after the date signed. See instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8 - 15)	
8. Processing tax deed fee	60.00 + 59.00
9. Certified or registered mail charge	154.95
10. Advertising charge (see s.197.542, F.S.)	75.00
11. Recording fee for certificate of notice	17.00
12. Sheriff's Fees	0.00
13. Interest (see Clerk of Court Instructions, page2)	233.28
14. Total Paid (line 8-13)	599.23
15. Plus one-half of the assessed value of homestead property, if applicable under s.197.502(6)(c), F.S.	0.00
16. Statutory opening bid (total of Lines 7, 14 and 15, if applicable)	5,417.31


 Signature Tax Collector or Designee

Date MAY 09 2025, 20__

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filled with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1. enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector.

Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D 13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.
Line 14: Total Paid Enter the total of lines 8-13. Complete Lines 15-16, if applicable.

1-12-34-33-0A00-00018-H000 Cert. # 170

LOT H OF TRACT 18 EAST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2
OF THE NORTH 1/2 OF TRACT 18, SECTION 12 AS TO THE
SOUTHERN COLONIZATION COMPANY PLAT OF TOWNSHIP 34
SOUTH, RANGE 33 EAST, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 4, PAGES 3-3E, INCLUSIVE, PUBLIC
RECORDS OF OKEECHOBEE COUNTY, FLORIDA

Celeste Watford, C.F.C.,
TAX COLLECTOR OF OKEECHOBEE COUNTY

409 Northwest 2nd Avenue. Suite A
Okeechobee, Florida 34972

(863) 763-3421
Fax (863) 763-2426

Certificate Number 170

Date of Issuance: 06/01/2018

Certificate Holder: CHRISTOPHER D SMITH BANKING TRUST

Please check the following that apply to this certificate:

☐ Assessed nonagricultural (No sheriff's service needed)

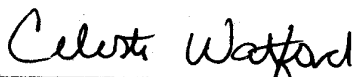
☒ Assessed vacant (No Sheriff's service needed)

☐ Assessed homestead (Sheriff's service needed). If so, please give the latest assessed value \$.

☐ Assessed real property non-homestead (Sheriff's service required)

Certificate holder(s) address/contact information:

CHRISTOPHER D SMITH
BANKING TRUST
5057 TURNPIKE FEEDER ROAD
FT PIERCE, FL 34951



Celeste Watford, C.F.C.
Tax Collector
Okeechobee County

Celeste Watford, C.F.C.,
TAX COLLECTOR OF OKEECHOBEE COUNTY

409 Northwest 2nd Avenue. Suite A
Okeechobee, Florida 34972

(863) 763-3421
Fax (863) 763-2426

Certificate Number: 170

05/09/2025

Clerk:

Listed below please find owner(s) of records, encumbrances, judgments and other interested parties and the mailing address.

Property Owner(s):

STRAKA SANDRA L REV TRUST
COFFING BRUCE WAYNE
C/O KEITH M RUSSELL CO-TRUSTEE
52 WEST ST
WESTFORD, MA 01886-1225

Bruce Wayne Coffing
2405 NW 112th Terrace
Oklahoma City, OK 73120

Sharly Fisher, Granddaughter
c/o Charles E. Fisher, Sr.
9146 Timber Ranch
San Antonio, TX 78250

Charles E. Fisher, Jr., Grandson
c/o Charles E. Fisher, Sr.
9146 Timber Ranch
San Antonio, TX 78250

Brian Fisher, Grandson
c/o Charles E. Fisher, Sr.
9146 Timber Ranch
San Antonio, TX 78250

James Fisher, Grandson
c/o Charles E. Fisher, Sr.
9146 Timber Ranch
San Antonio, TX 78250

Charles E. Fisher, Sr.
4714 Helena HTS
Stillwater, OK 74074-2597

Charles E. Fisher, Sr.
9146 Timber Ranch 628
San Antonio, TX 78250

Keith M. Russell, heir and Co-Trustee of the Sandra L. Straka Revocable Trust U/T/A
dated August 4, 2011
52 West St
Westford, MA 01886-1225

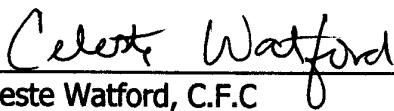
Collette C. Russell, heir and Co-Trustee of the Sandra L. Straka Revocable Trust U/T/A
dated August 4, 2011
15 Kelshill Rd N
Chelmsford, MA 01863

Desiree Adkins, heir of the Sandra L. Straka Revocable Trust U/T/A
dated August 4, 2011
1259 Silver Bach Way
Raleigh, NC 27606

Lance Russell, heir of the Sandra L. Straka Revocable Trust U/T/A
dated August 4, 2011
11 Autumn Rd
Dracut, MA 01826

Christopher William Straka, heir of the Sandra L. Straka Revocable Trust U/T/A
dated August 4, 2011
112 North Shore Dr
Owls Head, ME 04854

Mortgage, Judgments, Federal / State Tax Liens and Other Liens:



Celeste Watford, C.F.C
Tax Collector
Okeechobee County

LAKE SEARCHES LLC.

301 S.W. 21st Street
Okeechobee, Florida 34974

OUR FILE NUMBER: 2025-54

REQUESTED BY: Celeste Watford, Tax Collector
Okeechobee County, Florida
O&E Report

RECORD BOOK DESCRIPTION: The East ½ of the East ½ of the South ½ of the North ½ of Tract 18, Section 12, Township 34 South, Range 33 East, according to the Plat thereof recorded in Plat Book 4, Pages 3 A-D inclusive, of the Public Records of Okeechobee County, Florida.

TAX SALE CERTIFICATE DESCRIPTION: LOT H OF TRACT 18 EAST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT 18, SECTION 12 AS TO THE SOUTHERN COLONIZATION COMPANY PLAT OF TOWNSHIP 34 SOUTH, RANGE 33 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 3-3E, INCLUSIVE, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

PROPERTY APPRAISER'S DESCRIPTION: LOT H OF TRACT 18 EAST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT 18, SECTION 12 AS TO THE SOUTHERN COLONIZATION COMPANY PLAT OF TOWNSHIP 34 SOUTH, RANGE 33 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 3-3E, INCLUSIVE, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

NOTE: THE DESCRIPTIONS ABOVE DESCRIBE THE SAME PROPERTY CONTAINED WITHIN THIS SEARCH.

ACCORDING TO THE LAST INSTRUMENT OF RECORD: Apparent owner is SANDRA LEE STRAKA, daughter, BRUCE WAYNR COFFING, son, SHARYL FISHER, granddaughter, CHARLES E. FISHER, grandson, BRIAN FISHER, grandson, and JAMES FISHER, grandson, by Last Will and Testament of Chester Leland Coffing dated January 10, 1997, filed February 29, 2016 as recorded in Official Record Book/File # 771, Page 781, Public Records of Okeechobee County, Florida.

AND

Apparent owner is KEITH M. RUSSELL and COLLETTE C. RUSSELL AS CO-TRUSTEE OF THE SANDRA L. STRAKA REVOCABLE TRUST U/T/A DATED AUGUST 4, 2011, All (100%) of an undivided one-third (1/3) interest in the above described real estate, situated in the County of Okeechobee, State of Florida by Order of Summary Administration (testate) dated /march 30, 2016, filed March 30, 2016 as recorded in Official Record Book/File # 772, Page 1637, Public Records of Okeechobee County, Florida.

	<u>DOCUMENT</u>	<u>O.R. BOOK/FILE #</u>	<u>PAGE</u>
1.)	WARRANTY DEED	223	0087
2.)	QUIT CLAIM DEED	429	1821

3.)	GENERAL POWER OF ATTORNEY	429	1823
4.)	QUIT CLAIM DEED	437	1343
5.)	CERTIFICATE OF DEATH	771	0665
6.)	ORDER ADMITTING FOREIGN WILL TO RECORD	771	0780
7.)	VERIFIED PETITION FOR PROBATE OF WILL, ORDER OF SOLVENCY, AND APPOINTMENT OF PERSONAL REPRESENTATIVE WITH NONINTERVENTION POWERS	771	0781
8.)	CERTIFICATE OF DEATH	772	1612
9.)	ORDER OF SUMMARY ADMINISTRATION (TESTATE)	772	1637
10.)	ORDER ADMITTING WILL TO PROBATE	772	1638
11.)	PROBATE LAST WILL A TESTAMENT OF SANDRA L. STRAKA	772	1639

ENCUMBRANCES:

<u>DOCUMENT</u>	<u>O.R. BOOK/FILE #</u>	<u>PAGE</u>
NONE		

JUDGMENTS, FEDERAL AND STATE TAX LIENS AND OTHER LIENS FOR THE RECOVERY OF MONEY:

<u>DOCUMENT</u>	<u>O.R. BOOK/FILE #</u>	<u>PAGE</u>
NONE		

Said search covers that period of time extending from October 24, 1978 through and including May 13, 2025 @ 8:00 a.m.

REAL ESTATE TAXES/ASSESSMENTS:

Tax ID#: 1-12-34-33-0A00-00018-H000

- 1.) Tax Certificate #170-sale of 2018 in the amount of \$298.98 sold to **CHRISTOPHER D SMITH BANKING TRUST**, surrendered for Tax Deed Application.
- 2.) Tax Certificate #197-sale of 2019 in the amount of \$305.76 sold to **MATHON TAX CERT 2019, LLC & U.S. CENTURY BANK**, redeemed by **CHRISTOPHER D SMITH BANKING TRUST**, in the amount **\$555.08**.

- 3.) Tax Certificate #209-sale of 2020 in the amount of \$331.71 sold to **MATHON TAX CERT 2019, LLC & U.S. CENTURY BANK**, redeemed by **CHRISTOPHER D SMITH BANKING TRUST**, in the amount **\$636.50**.
- 4.) Tax Certificate #183-sale of 2021 in the amount of \$353.39 sold to **NORMAN CAPITAL PARTNERS, LLC**, redeemed by **CHRISTOPHER D SMITH BANKING TRUST**, in the amount **\$585.80**.
- 5.) Tax Certificate #170-sale of 2022 in the amount of \$362.96 sold to **MATHON TAX CERT 2019, LLC & U.S. CENTURY BANK**, redeemed by **CHRISTOPHER D SMITH BANKING TRUST**, in the amount **\$565.21**.
- 6.) Tax Certificate #183-sale of 2023 in the amount of \$484.32 sold to **MHF RETIREMENT TRUST**, redeemed by **CHRISTOPHER D SMITH BANKING TRUST**, in the amount **\$621.34**.
- 7.) Tax Certificate #141-sale of 2024 in the amount of \$490.74 sold to **7 POOCHES, INC IRA AND DANIEL BERMAN**, redeemed by **CHRISTOPHER D SMITH BANKING TRUST**, in the amount **\$585.32**.
- 8.) 2024 Real Estate Taxes have been paid in the amount of **\$436.16** by **CHRISTOPHER D SMITH BANKING TRUST**.
- 9.) Special Assessment Firetaxes prior to 1992 and any supplemental years since (according to the Board of County Commissioners records) have been paid. Subsequent years are now included on the real estate tax bill.

PERSONS TO BE NOTIFIED BY THE CLERK OF COURT:

- 1.) Sandra L. Straka Rev Trust
Bruce Wayne Coffing
c/o Keith M. Russell Co-Trustee
52 West St
Westford, MA 01886-1225
- 2.) Bruce Wayne Coffing
2405 NW 112th Terrace
Oklahoma City, OK 73120
- 3.) Sharyl Fisher, Granddaughter
c/o Charles E. Fisher, Sr.
9146 Timber Ranch
San Antonio, TX 78250
- 4.) Charles E. Fisher, Jr., Grandson
c/o Charles E. Fisher, Sr.
9146 Timber Ranch
San Antonio, TX 78250

- 5.) Brian Fisher, Grandson
c/o Charles E. Fisher, Sr.
9146 Timber Ranch
San Antonio, TX 78250
- 6.) James Fisher, Grandson
c/o Charles E. Fisher, Sr.
9146 Timber Ranch
San Antonio, TX 78250
- 7.) Keith M. Russell, heir and Co-Trustee of the Sandra L. Straka Revocable Trust U/T/A
dated August 4, 2011
52 West St
Westford, MA 01886-1225
- 8.) Collette C. Russell, heir and Co-Trustee of the Sandra L. Straka Revocable Trust U/T/A
dated August 4, 2011
15 Kelshill Rd N
Chelmsford, MA 01863
- 9.) Desiree Adkins, heir of the Sandra L. Straka Revocable Trust U/T/A dated August 4,
2011
1259 Silver Beach Way
Raleigh, NC 27606
- 10.) Lance Russell, heir of the Sandra L. Straka Revocable Trust U/T/A dated August 4, 2011
11 Autumn Rd
Dracut, MA 01826
- 11.) Christopher William Straka, heir of the Sandra L. Straka Revocable Trust U/T/A dated
August 4, 2011
112 North Shore Dr
Owls Head, ME 04854

Sincerely,



Paul Burdeshaw

223 FILE 87 #6185511

REVIEW ROUTE	
ACCOUNTING	ALLOCATIONS
LEGAL DISC	FINAL REVIEW

RECORDING COSTS
 Doc. \$4.00
 Doc. Stamp 17.50
 Sur Tax 2.15
 \$23.65

WARRANTY DEED

THIS INDENTURE, made this 2ND day of OCTOBER, A.D. 19 78,
 between Communities Financial Corporation, formerly known as Viking Communities Corp., a corporation under
 the laws of Florida, party of the first part, grantor, and
CHESTER L. COFFING
& MARY A. COFFING HIS WIFE

710 TAFT

CHEYENNE, WY

82001

party of the second part, grantee; WITNESSETH, that the said party of the first part, for and in consideration
 of the sum of Ten dollars and other good and valuable consideration to it in hand paid by the party of the
 second part, the receipt whereof is acknowledged, has granted, conveyed and sold to the said party of the
 second part, his heirs and assigns, forever, the following described real property situated, lying and being in the
 County of Okechobee, State of Florida in Township 34 South, Range 33 East, according to the plat thereof
 recorded in Plat Book 4 at page 3A-D inclusive of the Okechobee County Public Records, more particularly
 described as follows:

THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE
 NORTH 1/2 OF TRACT 18 SECTION 12

Subject to taxes for the current year, conditions, restrictions, covenants and reservations of record and to a
 reservation of all oil, gas and mineral rights. Grantor reserves the right to plot the land without the joinder or
 consent of Grantee and to make engineering alterations to any existing or subsequent plat.
 And the said party of the first part does hereby fully warrant title to said land, and will defend the same
 against the lawful claims of all persons whatsoever. Wherever the content of this deed so requires or admits,
 the singular shall denote the plural, and vice versa, the masculine shall denote the feminine and vice versa, and
 the natural person shall denote the corporation. IN WITNESS WHEREOF, the said party of the first part has
 hereunto set its hand and seal the day and year above written.

COMMUNITIES FINANCIAL CORPORATION

By

Attest:

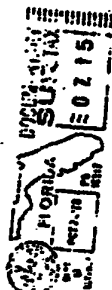
STATE OF FLORIDA, COUNTY OF DADE:

I hereby certify that on this day, personally appeared before me, an officer of the State of Florida, and
 take acknowledgment the persons signing this deed, known to me in their representative capacity as officers
 of Communities Financial Corporation and who acknowledged before me that they executed the same freely and
 voluntarily for the purposes therein expressed to and for the use of said corporation.

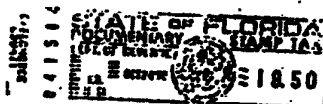
WITNESS my hand and official seal at Miami, this 2ND day of OCTOBER, 19 78.

THIS INSTRUMENT WAS PREPARED BY:

VALERIE E. BROWN
 SHERIFF'S OFFICE
 120534
 OCT 26 1978
 CLERK OF CIRCUIT COURT



NOTARY PUBLIC STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES MAY 19 1980
 I HAVE KNOWN THESE GRANTORS SINCE 1978



223 FILE 87

INDEXED & FILED

Book 223 Page 88 Was Missing

COPY

OR 0429 PHE 1821

R. 10. 50
D . 70

After Recording Mail to:

Thomas H. Oldfield
SLOAN, BOBRICK & OLDFIELD
2601 North Alder
Tacoma, WA 98407Grantee: Chester Coffing
6411 1 North Park Way
Tacoma, WA 98407

Documentary Stamps paid in the amount of

\$.70

Class C Intangible Tax paid in the amount

of \$.00

Sharon Robertson, Clerk of Circuit Court
Okeechobee County, Florida

Quit Claim Deed

By: David M. Harrison, D.C.Date: 11-2-99

THE GRANTOR Mary A. Coffing, a married woman, in consideration of love and affection only, conveys and quit claims to Chester L. Coffing, a married man as his separate estate, the following described real estate, situated in the County of Okeechobee, State of Florida:

Section 12, Township 34 South, Range 33 East, less and except Lot 24, in Okeechobee County, Florida. Recorded in O.R. Book 137, at page 9 of the Public records of Okeechobee County, Florida.

Dated this 1st day of April, 1999.

RECORDED AS RECEIVED

MARY ALICE COFFING

By: Sandra Lee Straka
SANDRA LEE STRAKA,
her attorney in fact

CR 0429 PAGE 1822

STATE OF WASHINGTON)

County of Pierce)

ss.

On this day personally appeared before me SANDRA LEE STRAKA, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given my hand and official seal this 1st day of April, 1999.

THOMAS H. OLDFIELD
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-29-02

[Print Name] Thomas H. Oldfield
NOTARY PUBLIC in and for the State of
Washington, residing at 641 1/2 Ave
My Commission Expires 9/29/02

RECORDED AS RECEIVED

Witnessed this 1st day of April, 1999.

Kathleen S. Robertson
Kathleen S. Robertson

Witnessed this 21st day of April, 1999

Thomas H. Oldfield
Thomas H. Oldfield

FILED FOR RECORD
OKEECHOBEE CO. FL.

329456

99 NOV -2 AM 10:27

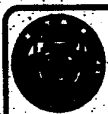
CHARON ROBERTSON
CLERK OF CIRCUIT COURT

RECORDED

00429 ME1823



CP# 00184200 00-00-00 00:47 PM
CR Book/Page: 4047 / 1002



INSTRUMENT 09904748
OFFICIAL RECORDS OF
SANTA CRUZ COUNTY
SUZANNE SAINZ
COUNTY RECORDER
REQUEST OF :
SLOAN, BOBRICK ETAL
DATE: 08/13/99 TIME: 11.30
FEE: 0.00
DOCK 795 PAGE 940 PAGES: 5

Stich, Lillian E. Clerk

Sandy Crawford

Clerk Of Courts, Beyond County

CAPTION HEADING

MICROFILMED/RECORDED

DOCK 795 PAGE 940

W/pts: 0 W/minutes: 3
Trans: 0.00 Rec: 20.00 Sinc: 0.00
Fees: 0.00 Tels: 0.00
Mile: 0.00 at Tel: 0.00

GENERAL POWER OF ATTORNEY

RECORDED AS RECEIVED

COPY

*Sloan, Bobrick & Oldfield Inc PS
Thomas H Oldfield
PO Box 7127
Tacoma, WA
98407-0127*

Candace Davis - RECORDER
OFFICIAL RECORDS OF COCONINO COUNTY
TAMARA H. CLIFIELD
3001486
04/28/1993 08:12P
10.00

CPN 80154208

JR Book/Page: 4047 / 1693

107978
DOCK 795 PAGE 941

GENERAL POWER OF ATTORNEY

KNOW EVERYONE BY THESE PRESENTS, which are intended to constitute a General Power of Attorney, THAT I, MARY ALICE COFFINS, having an address at 6411-1 No. Park Way, Tacoma, WA 98407, hereby make, constitute and appoint my husband CHESTER LELAND COFFINS, having an address at 6411-1 No. Park Way, Tacoma, WA 98407, and my daughter SANDRA LEE STRAKA, having an address at 18525 SE 307 Place, Kent, WA 98042, or either of them, my attorneys-in-fact to ACT separately in my name, place and stead in any way which I could do, if I were personally present, to the extent that I am permitted by law to act through an agent:

(a) to ask, demand, sue for, recover and receive all manner of goods, chattels, debts, rents, interest, sums of money and demands whatsoever, due or to become due, and to execute, acknowledge and deliver acquittances, receipts, releases, satisfactions or other discharges for the same;

(b) to make, execute, indorse, accept and deliver in my name or in the name of my attorneys-in-fact all checks, notes, drafts, warrants, securities, stock certificates, certificates of deposit, bonds, acknowledgments, and any other agreements, certificates or instruments of any nature, as my attorneys-in-fact may deem necessary or appropriate;

(c) to cause securities or other property to be held or registered in the name of a nominee or nominee or in any other form; to vote any and all shares of stock or other securities and to execute proxies or other instruments with respect to such stock or securities;

(d) to deposit and withdraw any sum to or from any bank, savings or similar account maintained by me; to open or cause to be opened any safe deposit box in my name and to examine and remove any or all of the contents of such box; and to conduct such other banking transactions as my attorneys-in-fact may deem necessary or appropriate;

(e) to enter and take possession of any real or personal property belonging to me or to which I may be entitled, and to receive and take for me and in my name any rents, issues and profits of any such property; and to purchase, invest in, reinvest in, sell, exchange, lease, grant options upon, convey, assign, transfer, encumber or otherwise dispose of any real or personal property of any nature and wherever situate; and to execute, acknowledge and deliver all contracts, deeds, leases, mortgages, transfers to trusts, bills of sale, assignments, exten-

00493

BOOK 1475



3001486

N:1083

JUN 04 29 1993

98 JUN 17 PM 4 10
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CLERK
CHIEF CLERK

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OR 0429 FILE 1825

DOCK 795 PAGE 942

sions, satisfactions, releases, waivers, consents, and any other agreements, writings and instruments of any nature affecting any real or personal property, as my attorneys-in-fact may deem necessary or appropriate;

(f) to commence any actions or proceedings, for the recovery of any real or personal property or for any other purpose; to appear in, answer and defend any actions or proceedings commenced against me; and to prosecute, maintain, appeal, discontinue, compromise, settle and adjust all actions, proceedings, accounts, dues and demands that now or hereafter may exist, as my attorneys-in-fact may deem necessary or appropriate;

(g) to create, amend or terminate one or more trusts, partnerships, corporations, co-tenancies or any other form of ownership or entity for the purpose of dealing with any property or property interest of any nature that I may have or hereafter acquire, under such terms and with such provisions as my attorneys-in-fact may deem necessary or appropriate; and to transfer any or all property in which I have an interest into any trusts, partnerships, corporations, co-tenancies or other entities, whether created by me or my attorneys-in-fact or otherwise (and, in this regard, that my attorneys-in-fact may be a remainderman, partner, shareholder, co-tenant or beneficiary of any such entity shall not affect the validity of any action hereunder, and shall not, by itself, constitute a breach of fiduciary duty); and to remove property from any such entity; and to give to any such entity, or to any person acting as agent or trustee under any instrument executed by me or on my behalf, such instructions or authorizations as I may have the right to give;

(h) to take all steps and remedies necessary or appropriate for the conduct and management of my business and personal affairs, and for recovering, obtaining and holding all real or personal property including debts, interest, demands, duties, sums of money or any other things whatsoever, as aforesaid, that are thought to be due, owing, belonging or payable to me in my own right or otherwise;

(i) to employ such agents, attorneys, accountants, investment counsel, trustees, caretakers and other persons and entities, and to delegate duties hereunder and pay such compensation, as my attorneys-in-fact may deem necessary or appropriate; and

(j) to do, execute, perform and finish for me and in my name all things which my attorneys-in-fact shall deem ne-

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BOOK 1475

3881486
Page: 2 of 3

N-1084

OR 0429 PAGE 1826

DOCK 795 PAGE 943

cessary or appropriate, in and about or concerning my property or any part thereof.

This power of attorney is a durable power of attorney, and it shall not be affected by my becoming disabled, incompetent or incapacitated or the lapse of time. It is my intent that the authority conferred herein shall be exercisable notwithstanding my physical disability or mental incompetence.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this power of attorney may act hereunder, and that revocation or termination hereof shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation or termination shall have been received by such third party. I, for myself and my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of reliance upon the provisions of this power of attorney.

IN WITNESS WHEREOF, I have executed this power of attorney this 10th day of January, 1997.

Mary Alice Copping
MARY ALICE COPPING

WITNESS:

Thomas H. Oldfield
Thomas H. Oldfield

residing at:
2601 N. Alder St.
Tacoma, WA 98407

Margaret I. Schmidt
Margaret I. Schmidt

residing at:
2601 N. Alder St.
Tacoma, WA 98407

STATE OF WASHINGTON)
 : ss
County of Pierce)

On this day personally appeared before me MARY ALICE COPPING, known to me to be the individual described in and who executed the aforesaid power of attorney, and acknowledged that she

HC495

BOOK 1475

3881486
Page 1 of 1

D-1085

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OR0429 PNE1827

DOCK 795 PAGE 944

had signed as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 10th day of January, 1997.

Shirley S. Mats
 Shirley S. Mats
 NOTARY PUBLIC in and for the State of
 Washington, residing at: Tacoma
 Commission Expires: 5/30/98



[Redacted]
 JPN 99164289
 4047 / 1696

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329457

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 OKEECHOPPE
 99 NOV -2 AM 11:27
 CLERK OF CIRCUIT COURT

00496

BOOK 1476



329457

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0437 HBE1343

2 RB 20

After Recording Mail to:

Thomas H. Oldfield
SLOAN, BOERICK & OLDFIELD
2601 North Alder
Tacoma, WA 98407

Grantee:

Chester Coffing
6411 North Park Way
Tacoma, WA 98407

Quit Claim Deed

THE GRANTOR Mary A. Coffing, a married woman, in consideration of love and affection only, conveys and quit claims to Chester L. Coffing, a married man as his separate estate, the following described real estate, situated in the County of Okaloosa, State of Florida:

The East ½ of the East ½ of the South ½ of the North ½ of Tract 18 Section 12

This Deed is rerecorded to correct the legal description of the Quit Claim Deed recorded under the recording number 329456 on November 2, 1999.

Dated this 13 day of ^{March} ~~February~~, 2000.

MARY ALICE COFFING

Sandra Lee Straka
SANDRA LEE STRAKA,
her attorney in fact

Documentary Stamps paid in the amount of \$ 10
Class C Intangible Tax paid in the amount of \$ 5
Sharon Robertson, Clerk of Circuit Court
Okaloosa County, Florida
By: *Michael H. Hild* D.C.
Date: 4-24-2000

BR0437 PAGE 1344

STATE OF WASHINGTON)

County of Pierce)

On this day personally appeared before me SANDRA LEE STRAKA, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given my hand and official seal this 13th March day of February, 2000.



Kari Koochagian
[Print Name] Kari Koochagian

NOTARY PUBLIC in and for the State of
Washington, residing at RENTON
My Commission Expires JAN 10th, 2002

Witnessed this 13 March day of February, 2000.

[Signature]

Witnessed this 13 March day of February, 2000

[Signature]

Prepared by:

SLOAN BOHRICK & OLDFIELD, INC. P.S.
Thomas H. Oldfield
PO Box 7127
Tacoma, WA 98406-0127

33654
COPY

FILED FOR RECORD
ONEET CHIBEE CO. FL.
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SHARON P. FLETCHER
CLERK OF CIRCUIT COURT

2016 CP 38
18535 1/26/2004 88831



FILED
IN COUNTY CLERK'S OFFICE

A.M. JAN 22 2004 P.M.
PIERCE COUNTY, WASHINGTON
KEVIN STOCK, County Clerk
BY DEPUTY

CERTIFIED COPY

PIERCE COUNTY SUPERIOR COURT, STATE OF WASHINGTON

In re: Chester Coffing
PLAINTIFF/PETITIONER

04 4 00092 3

VS.

NO.

Death Certificate

DEFENDANT/RESPONDENT

FILE NUM 2016001810
OR BK 771 PG 665
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FLORIDA
RECORDED 02/26/2016 09:54:55 AM
RECORDING FEES \$18.50
RECORDED BY G Newbourn
Pgs 665 - 666 (2 pgs)

FILED FOR RECORD
OKEECHOBEE COUNTY FL
2016 FEB 26 AM 9:04
SHARON ROBERTSON
CLERK OF CIRCUIT COURT

STATE OF WASHINGTON, County of Pierce
ss: I, Kevin Stock, Clerk of the above
entitled Court, do hereby certify that this
foregoing instrument is a true and correct
copy of the original now on file in my office.
IN WITNESS WHEREOF, I hereunto set my
hand and the Seal of said Court this
day of JAN 21, 2010
Kevin Stock, Clerk DEPUTY

STATE OF WASHINGTON
DEPARTMENT OF HEALTH
CERTIFIED COPY OF DEATH CERTIFICATE

7112 LOCAL FILE NUMBER				Health CERTIFICATE OF DEATH				146 STATE FILE NUMBER			
1. NAME First Middle Last CHESTER LELAND COFFING								2. SEX (M/F) Male		3. DEATH DATE (Mo, Day, Yr) July 20, 2003	
4. AGE LAST BIRTHDAY (Yrs) 85		5. UNDER 1 YEAR MO DAYS HRS MO DAYS HRS		6. UNDER 1 DAY HRS HRS		7. BIRTHDATE (Mo, Day, Yr) June 27, 1918		8. BIRTHPLACE (City, State or Foreign Country) Repat, North Dakota		9. THIS DECEASED EVER IN U.S. ARMED FORCES? (Y/N) Yes	
10. COUNTY OF DEATH King				11. CITY, TOWN OR LOCATION OF DEATH Auburn				12. PLACE OF DEATH — BLOCK FOR PLACE THEN GIVE ADDRESS OR INSTITUTION NAME 1. HOME 2. CITY HOSPITAL 3. OTHER HOSPITAL 4. NURS. 5. CLINIC HOME 6. OTHER PLACE Auburn Regional Medical Center			
13. SHOWING IN LAST 15 YEARS? (Y/N) No		14. MARITAL STATUS — Married, Never married, Widowed, Divorced (Specify) Widowed		15. SURVIVING SPOUSE (If wife, give maiden name) 		16. SOCIAL SECURITY NO. 		17. DECEASED'S EDUCATION (Specify only highest grade completed) Elementary/Secondary (9-12) College (13-16) Postgraduate (17-24) 12 -0-			
18. USUAL OCCUPATION (Give kind of work done during most of working life. DO NOT USE RETIRED) 1st Sergeant		19. KIND OF BUSINESS OR INDUSTRY Air Force		20. Was Decedent of Hispanic origin or descent? (Specify Yes or No, if Yes, specify Cuban, Mexican, Puerto Rican, etc.) (Yes / No) Specify: No		21. RACE (Specify) Caucasian					
22. RESIDENCE — NUMBER AND STREET 18525 S.E. 307th Place		23. CITY/TOWN OR LOCATION Kent		24. ZIP CODE 98042		25. COUNTY King		26. LENGTH OF RES. IN CO. 2.5 mos		27. STATE Washington	
28. FATHER'S NAME — FIRST, MIDDLE, LAST William Coffing				29. MOTHER'S NAME — FIRST, MIDDLE, MARRIED SURNAME Pearl (Unknown)							
30. INFORMANT — NAME Sandra Straka				31. MAILING ADDRESS STREET OR RFD NO. CITY OR TOWN STATE ZIP 18525 S.E. 307th Place Kent, Washington 98042							
32. BURIAL, CREMATION, REINTERMENT, OTHER (Specify) Cremation		33. DATE (Mo, Day, Yr) July 24, 2003		34. CEMETERY/CREMATORY — NAME Weeks' Crematory				35. LOCATION — CITY/TOWN, STATE Buckley, Washington			
36. FUNERAL DIRECTOR SIGNATURE x Craig R. Morris				37. NAME OF FACILITY Covington Memorial Service				38. ADDRESS OF FACILITY 27221 156th Ave. S.E., Kent, WA			
TO BE COMPLETED ONLY BY CERTIFYING PHYSICIAN						TO BE COMPLETED ONLY BY MEDICAL EXAMINER OR CORONER					
39. TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE TIME, DATE AND PLACE AND WAS DUE TO THE CAUSE(S) STATED. SIGNATURE AND TITLE [Signature] M.D.						40. ON THE BASIS OF EXAMINATION AND/OR INVESTIGATION, IN MY OPINION DEATH OCCURRED AT THE TIME, DATE AND PLACE AND WAS DUE TO THE CAUSE(S) STATED. SIGNATURE AND TITLE X					
41. DATE SIGNED (Mo, Day, Yr) 7/23/03		42. HOUR OF DEATH (24 Hrs) 2130		43. DATE SIGNED (Mo, Day, Yr) 		44. HOUR OF DEATH (24 Hrs) 		45. DATE SIGNED (Mo, Day, Yr) 		46. HOUR OF DEATH (24 Hrs) 	
47. NAME AND TITLE OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print) Iliana D. Micali, M.D. 309 2nd Street S.E. Ste 100, Auburn, WA 98002						48. MEDICINE FILE NUMBER 					
49. ENTER THE DISEASES, INJURIES, OR COMPLICATIONS WHICH CAUSED THE DEATH:											
IMMEDIATE CAUSE (Final disease or condition resulting in death). DO NOT ENTER THE MEANS OF DEATH, SUCH AS CHOKING OR RESPIRATORY ARREST, SHOCK, OR HEART FAILURE. LIST ONLY ONE CAUSE ON EACH LINE. Immediately list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury which initiated events resulting in death) LAST.		A. COPD				INTERVAL BETWEEN ONSET AND DEATH					
		B. DUE TO, OR AS A CONSEQUENCE OF:				INTERVAL BETWEEN ONSET AND DEATH					
		C. DUE TO, OR AS A CONSEQUENCE OF:				INTERVAL BETWEEN ONSET AND DEATH					
		D. DUE TO, OR AS A CONSEQUENCE OF:				INTERVAL BETWEEN ONSET AND DEATH					
50. OTHER SIGNIFICANT CONDITIONS — CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVE ABOVE						51. AUTOPSY (Y/N) No		52. WAS CASE REFERRED TO MEDICAL EXAMINER OR CORONER? (Y/N) No			
53. ACC. SOURCE, HWM, UNDET. OR PENDING INVEST. (Specify)		54. INJURY DATE (Mo, Day, Yr)		55. HOUR OF INJURY (24 Hrs)		56. PLACE OF INJURY (Specify)		57. INJURY OR RFD NO.: CITY/TOWN, STATE			
58. INJURY AT WORK? (Y/N) 		59. PLACE OF INJURY — AT HOME, FARM, STREET, FACTORY, etc. (Specify)		60. INJURY OR RFD NO.: CITY/TOWN, STATE		61. RECORD AMENDMENT (Signature and Date)		62. DATE RECEIVED (Mo, Day, Yr) 7/23/03			

IN THE CIRCUIT COURT
FOR THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR OKEECHOBEE COUNTY, FLORIDA

FILED FOR RECORD
OKEECHOBEE COUNTY FL

2016 FEB 26 PM 1:21

SHARON ROBERTSON
CLERK OF CIRCUIT COURT

CASE NO.: 2016 CP38

IN RE: ESTATE OF
CHESTER LELAND COFFING,
Deceased.

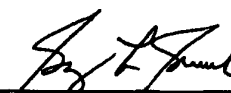
ORDER ADMITTING FOREIGN WILL TO RECORD

On the petition of Keith Matthew Russell for an order admitting the will of a nonresident to record, it appearing to the court and the court finding that:

1. The decedent Chester Leland Coffing died on July 20, 2003, while a resident of Washington;
2. The authenticated copy of the foreign will (and codicils, if any) of the decedent filed with the petition in this proceeding (the Will) devises real property, or a right, title or interest in real property, located in Okeechobee County, Florida;
3. The Will has been admitted to probate by the proper court and two years have elapsed since the date of death of the decedent. The domiciliary personal representative has been discharged;
4. The Will was executed as required by Section 732 of the Florida Probate Code;
5. There has been no proceeding to administer the estate of the decedent in this state; and
6. Section 734.104 of the Florida Probate Code has been complied with and the authenticated copy of the Will is entitled to be admitted to record; it is:

ADJUDGED that the authenticated copy of the Will reflected in the transcript filed in this proceeding is admitted to record in the public records of this county.

ORDERED on 2-26, 2016.


Circuit Judge

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing was furnished to the following parties listed below the 26th day of February, 2016:

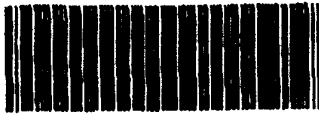
My Florida Probate, P.A.
Dawn Ellis, Esq.
P.O. Box 952
Floral City, Florida 34436-0952

SHARON ROBERTSON, CLERK


Deputy Clerk of the Court

FILE # 2016001852 OR BK 771 PG 780 DATE: 02/29/2016 08:40:50 AM
SHARON ROBERTSON CLERK OF CIRCUIT COURT OKEECHOBEE COUNTY, FLORIDA
RECORDING FEES \$0.00 RECORDED BY G Newbourn Ps 780: (1 ps)

18535 1/26/2004 88828

FILED FOR RECORD
OKEECHOBEE COUNTY FL

2016 CP 38

04-4-00092-3 20367818 PTPOS 01-23-04

2016 FEB 26 AM 9:04

IN COUNTY CLERK'S OFFICE

SHARON ROBERTSON
CLERK OF CIRCUIT COURTA.M. JAN 22 2004 P.M.
PIERCE COUNTY, WASHINGTON
BY KEVIN STOCK, County Clerk
DEPUTY

CERTIFIED COPY

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF PIERCE

Estate of)

CHESTER LELAND COFFING,)

Deceased.)

04 4 00092 3

NO.

VERIFIED PETITION FOR PROBATE OF
WILL, ORDER OF SOLVENCY, AND
APPOINTMENT OF PERSONAL
REPRESENTATIVE WITH
NONINTERVENTION POWERS

STATE OF WASHINGTON)

:ss.

County of Pierce)

1. Petitioner. Petitioner is the daughter of and the named Personal Representative of the decedent.

2. Jurisdiction. Decedent died on July 20, 2003, and was a resident of King County, Washington, and left property in the state of Washington subject to probate.

3. Will. The decedent executed a document purporting to be his Will on the 10th day of January, 1997, in the presence of competent witnesses in which the following is named as the Personal Representative to act without bond and with nonintervention powers: Sandra Lee Straka. Decedent was legally competent to execute the purported Will. There were no known Codicils executed by the Decedent.

VERIFIED PETITION - 1
L:\8970\p\cladings\petition.docLAW OFFICES
SLOAN BOBRICK OLDFIELD & HELSDON, P.S.
PO Box 65990 7610 - 40TH ST. W.
UNIVERSITY PLACE, WA 98464-1590
(253)759-9500
SEATTLE (253)438-0589
FAX (253)752-5324

ORIGINAL

FILE # 2016001853 OR BK 771 PG 781 DATE: 02/29/2016 08:44:55 AM
SHARON ROBERTSON CLERK OF CIRCUIT COURT OKEECHOBEE COUNTY, FLORIDA
RECORDING FEES \$0.00 RECORDED BY 6 Newbourn Pgs 781 - 791 (11 pgs)

1. 4. Personal Representative. The named Personal Representative resides in the state
2 of Washington and is willing and legally qualified to act.

3 5. Heirs, Legatees, and Devisees. The names, addresses, relationship of the heirs,
4 legatees and devisees who survived the decedent are:

5 Sandra Lee Straka, Daughter
6 18525 SE 307th Place
7 Kent, WA 98042

8 Bruce Wayne Coffing, Son
9 2405 NW 112th Terrace
Oklahoma City, OK 73120

10 Sharyl Fisher, Granddaughter
11 c/o Charles E. Fisher, Sr.
9146 Timber Ranch
San Antonio, TX 78250

12 Charles E. Fisher, Jr., Grandson
13 c/o Charles E. Fisher, Sr.
9146 Timber Ranch
14 San Antonio, TX 78250

15 Brian Fisher, Grandson
16 c/o Charles E. Fisher, Sr.
9146 Timber Ranch
17 San Antonio, TX 78250

18 James Fisher, Grandson
19 c/o Charles E. Fisher, Sr.
9146 Timber Ranch
20 San Antonio, TX 78250

21 6. Solvency. The assets of the estate exceed expenses, taxes, debts, and claims of
22 creditors, and the estate is solvent. The assets of the estate will exceed \$50,000. All known
23 expenses, etc. will be less than \$10,000.

24
25 VERIFIED PETITION - 2
L:\8970\pleadings\petition.doc

LAW OFFICES
SLOAN BOBRICK OLDFIELD & HELSDON, P.S.
PO Box 65590 7610 - 40TH ST. W.
UNIVERSITY PLACE, WA 98464-1590
(253) 759-9500
SEATTLE (253) 838-0589
FAX (253) 752-5324

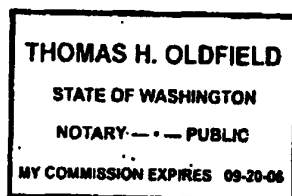
10535 1/26/2004 88022

1 .WHEREFORE, petitioner requests that the purported Will be established and admitted to
 2 probate, the estate be declared solvent and that a bond be waived pursuant to RCW 11.28.185
 3 and, upon appointment and filing an oath, that the petitioner be confirmed as Personal
 4 Representative.

5 Petitioner, on oath, affirms that the statements in the petition are true and correct.

6
 7 Sandra L. Straka
 8 Sandra Lee Straka, Personal Representative

9
 10 SUBSCRIBED AND SWORN to me on this 20th day of November, 2003.



16
 17 Thomas H. Oldfield
 18 NOTARY PUBLIC Thomas H. Oldfield
 19 In and for the state of Washington.
 20 Residing at: Gary H. Harker
 21 My Commission Expires: 9/20/06

22
 23 STATE OF WASHINGTON, County of Pierce
 24 ss: I, Kevin Stock, Clerk of the above
 25 entitled Court, do hereby certify that this
 foregoing instrument is a true and correct
 copy of the original now on file in my office.
 IN WITNESS WHEREOF, I hereto set my
 hand and the Seal of said Court this
 day of NOVEMBER, 2003
Kevin Stock, Clerk Debby

VERIFIED PETITION - 3
 L:\8970\pleadings\petition.doc

LAW OFFICES
 SLOAN BOBRICK OLDFIELD & HELSDON, P.S.
 PO Box 65590 7610 - 40TH ST. W.
 UNIVERSITY PLACE, WA 98164-1590
 (253)759-9500
 SEATTLE (253)838-0589
 FAX (253)752-5324

18535 1/26/2004 88823

**LAST WILL AND TESTAMENT
OF
CHESTER LELAND COFFING**

Dated: January 10, 1997

Prepared by:

**SLOAN BOBRICK & OLDFIELD, INC. P.S.
2601 N. ALDER ST.
TACOMA, WA 98407-0127
(206) 759-9500**

LAST WILL AND TESTAMENT**OF****CHESTER LELAND COFFING**

I, CHESTER LELAND COFFING, a resident of and domiciled in the State of Washington, make, publish and declare this to be my Last Will and Testament, revoking all wills and codicils at any time heretofore made by me.

FIRST: I direct that the expenses of my last illness and funeral, the expenses of the administration of my estate, and all estate, inheritance and similar taxes payable with respect to property included in my estate, whether or not passing under this will, and any interest or penalties thereon, shall be paid out of my residuary estate, without apportionment and with no right of reimbursement from any recipient of any such property.

SECOND: I give all tangible personal property owned by me at the time of my death, including without limitation personal effects, clothing, jewelry, furniture, furnishings, household goods, automobiles and other vehicles, together with all insurance policies relating thereto, to my wife MARY ALICE COFFING, if she survives me, or if she does not survive me, in accordance with a written memorandum which I intend to prepare and sign, disposing of such property or any part thereof, as permitted by Washington law. If I sign more than one such memorandum, the memorandum which bears a date later than that of any other such memorandum shall govern. I intend said memorandum to comply with RCW Section 11.12.260 and that the property listed thereon shall pass in accordance with said memorandum. I intend to leave such a memorandum at my death, but if no such memorandum is found and identified as such by my personal representative within thirty days after the probate of this will, any such memorandum thereafter found shall be deemed null and void. In the absence of such a memorandum, or to the extent that such memorandum fails to effectively dispose of any such property for any reason, including the death of any beneficiary, I give such property or the portion not effectively disposed of to those of my children (BRUCE WAYNE COFFING, SANDRA LEE STRAKA, and my deceased daughter, VIRGINIA MARIE FISHER, whose share shall be divided equally among her children, to wit: SHARYL NORMAN, CHARLES E. FISHER, JR., BRIAN FISHER and JAMES FISHER) who survive me, in substantially equal shares, to be divided among them as they shall agree, or if they cannot agree, as my personal representative shall determine.

THIRD: I give all the rest, residue and remainder of my property and estate, both real and personal, of whatever kind and wherever located, that I own or to which I shall be in any manner

entitled at the time of my death (collectively referred to as my "residuary estate"), as follows:

(a) If my wife MARY ALICE COFFING survives me, to my wife outright.

(b) If my wife does not survive me, then to those of my children who survive me and to the issue who survive me of those of my children who predecease me, per stirpes.

(c) If my wife does not survive me and there shall be no issue of mine then living, I give my residuary estate to those who would take from me as if I were then to die without a will, unmarried and the absolute owner of my residuary estate, and a resident of the State of Washington.

FOURTH: If any property of my estate vests in absolute ownership in a minor or incompetent, my personal representative, at any time and without court authorization, may: distribute the whole or any part of such property to the beneficiary; or use the whole or any part for the health, education, maintenance and support of the beneficiary; or distribute the whole or any part to a guardian, committee or other legal representative of the beneficiary, or to a custodian for the beneficiary under any gifts to minors or transfers to minors act, or to the person or persons with whom the beneficiary resides to use for the beneficiary. The receipt of the person to whom the distribution is so made shall release my personal representative from any liability with respect thereto, even though my personal representative may be such person. If such beneficiary is a minor, my personal representative may defer the distribution of the whole or any part of such property until the beneficiary attains the age of twenty-one (21) years, and may hold the same as a separate fund for the beneficiary with all of the powers described in Article SIXTH hereof. If the beneficiary dies before attaining said age, any balance shall be paid and distributed to the estate of the beneficiary.

FIFTH: I appoint my daughter SANDRA LEE STRAKA to be my personal representative. If my daughter SANDRA LEE STRAKA shall fail to qualify for any reason as my personal representative, or having qualified shall die, resign or cease to act for any reason as my personal representative, I appoint my son BRUCE WAYNE COFFING as my personal representative. To the extent permitted by the laws of the State of Washington, this will is intended as and shall be construed to be a nonintervention will and, after the probate of this will, no further proceedings in court shall be necessary other than to comply with the statutes relating to the handling of estates under nonintervention wills. I direct that no personal representative shall be required to file or furnish any bond, surety or other security in any jurisdiction. My estate shall be adminis-

tered by my personal representative without the intervention of any court.

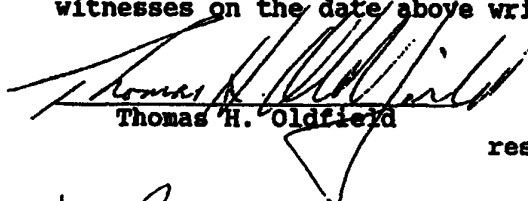
SIXTH: I grant to my personal representative all powers conferred upon personal representatives and executors wherever my personal representative may act. I also grant to my personal representative power to retain, sell at public or private sale, exchange, grant options on, invest and reinvest, and otherwise deal with any kind of property, real or personal, for cash or on credit; to borrow money and encumber or pledge any property to secure loans; to divide and distribute property in cash or in kind; to exercise all powers of an absolute owner of property; to compromise and release claims with or without consideration; and to employ attorneys, accountants and other persons for services or advice. The term "personal representative" wherever used herein shall mean the personal representatives, executors, executor, executrix or administrator in office from time to time.

SEVENTH: If any beneficiary under this will and I die in a common accident or under circumstances in which it is difficult or impractical to determine who survived the other, such beneficiary shall be deemed to have predeceased me.

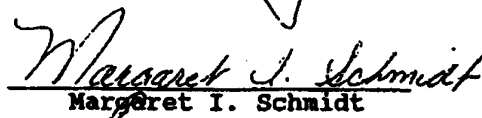
IN WITNESS WHEREOF, I, CHESTER LELAND COFFING, sign, seal, publish and declare this instrument (consisting of pages, including this page) as my last will and testament this 10th day of January, 1997.


Testator

The foregoing instrument was signed, sealed, published and declared by CHESTER LELAND COFFING, the above-named Testator, to be his last will and testament in our presence, all being present at the same time, and we, at his request and in his presence and in the presence of each other, have subscribed our names as witnesses on the date above written.


Thomas H. Oldfield

residing at:
2601 N. Alder St.
Tacoma, WA 98407



Margaret I. Schmidt

residing at:
2601 N. Alder St.
Tacoma, WA 98407

STATE OF WASHINGTON)
County of Pierce) ss.

We, CHESTER LELAND COFFING and Thomas H. Oldfield and Margaret I. Schmidt, the Testator and the witnesses respectively, whose names are signed to the attached or foregoing instrument, being first duly sworn, do hereby declare to the undersigned authority that the Testator, CHESTER LELAND COFFING, signed and executed said instrument as his last will and testament in the presence and hearing of the witnesses, and that he had signed willingly, and that he executed it as his free and voluntary act and deed for the purposes therein expressed, and that each of the witnesses at the request of the Testator, in the presence and hearing of the Testator and each other, signed the will as witness, and that to the best of his or her knowledge the Testator was at the time at least eighteen years of age, of sound mind and under no constraint, duress, fraud or undue influence.

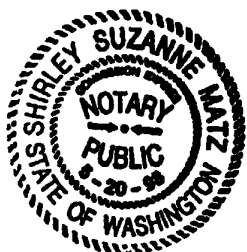

CHESTER LELAND COPPING
Testator



Thomas H. Oldfield
Witness

Margaret I. Schmidt
Margaret I. Schmidt
Witness

Subscribed, sworn to and acknowledged before me by the said CHESTER LELAND COFFING, Testator, and subscribed and sworn to before me by the said Thomas H. Oldfield and Margaret I. Schmidt as witnesses, this 10th day of January, 1997.



Shirley S. Matz
 Shirley S. Matz
 NOTARY PUBLIC in and for the State of
 Washington, residing at: Tacoma
 Commission Expires: 5/20/98

18535 1/26/2004 00028

The foregoing affidavit in support of the documents offered as the last will and testament of CHESTER LELAND COFFING was filed on this date and accepted as proof of the above-mentioned last will and testament, pursuant to authority of RCW Section 11.20.020.

Dated:

Judge

10535 1/26/2004 00029

PERSONAL PROPERTY MEMORANDUM**THE SEPARATE WRITING REGARDING TANGIBLE
PERSONAL PROPERTY REFERRED TO IN MY WILL**

I, CHESTER LELAND COFFING, hereby provide that, if my wife shall not survive me, the following items of tangible personal property shall be given to the beneficiaries identified below upon my death:

Items Of Property
(Clearly Describe)

Names And Addresses
Of Beneficiaries

Dated:

CHESTER LELAND COFFING

In the presence of:

residing at

residing at

10535 1/26/2004 00030

PLEASE NOTE: You may not use this instrument to dispose of property used in a trade or business or cash, evidence of debt, documents of title, securities or other intangible personal property. To avoid being lost or misplaced, this instrument should be kept with the original of your Will.

In Washington the signature of witnesses technically is not required.

FILE NUM 2016002899
 OR BK 772 PG 1612
 SHARON ROBERTSON, CLERK OF CIRCUIT COURT
 OKEECHOBEE COUNTY, FLORIDA
 RECORDED 03/29/2016 04:41:54 PM
 RECORDING FEES \$18.50
 RECORDED BY G Newbourn
 Pgs 1612 - 1613 (2 pgs)



Commonwealth of Massachusetts
 Registry of Vital Records and Statistics
CERTIFICATE OF DEATH

State File # 2015 021003
 Registered # 116

DECEDENT	Place of Death	15 KELSHILL ROAD, CHELMSFORD, MA		
	Date of Death	APRIL 28, 2015	Age 73 YRS	Sex FEMALE
	Current Name	STRAKA, SANDRA L		
	Surname at Birth or Adoption	COFFING	SSN	██████████
	AKA	—		
	Date of Birth	MAY 30, 1941	Birthplace	DEER LODGE, MONTANA
	Residence	15 KELSHILL ROAD, CHELMSFORD, MASSACHUSETTS 01863		
	Race	WHITE	Education	ASSOCIATE DEGREE
	Marital Status	WIDOWED	Occupation/Industry	PRODUCT PLANNER/ELECTRONICS
	MEDICAL CERTIFIER	Last Spouse - Last (Surname at Birth or Adoption), First, Middle	STRAKA, PETER (STRAKA)	
Mother/Parent Name - Last (Surname at Birth or Adoption), First, Middle		COFFING, MARY ALICE (DION)		
Father/Parent Name - Last (Surname at Birth or Adoption), First, Middle		COFFING, CHESTER L (COFFING)		
Part I. Cause of Death - Sequentially list immediate cause then antecedent causes then underlying cause				
a. Immediate Cause (Final condition resulting in death)		END STAGE CHRONIC OBSTRUCTIVE LUNG DISEASE		
b. Due to or as a consequence of:		TOBACCO USE		
c. Due to or as a consequence of:		ALPHA 1 ANTITRYPSIN DEFICIENCY		
d. Due to or as a consequence of:		—		
Part II. Other significant conditions contributing to death but not resulting in underlying cause				
PULMONARY NODULE			Manner of Death: NATURAL	
DISPOSITION	HYPERTENSIVE HEART DISEASE			Time of Death: 09:58 AM
	Result of Injury: NO			
	Certifier ROOPA REDDY, MD			Lic # 77780
	Addr. 2 MEETINGHOUSE ROAD, CHELMSFORD, MASSACHUSETTS 01824			
	Funeral Licensee/Designee RONALD A D'AMATO			Lic # 6159
	Facility/Addr. MCKENNA-OUELLETTE FUNERAL HOME, LOWELL, MASSACHUSETTS			
	Immediate Disposition REMOVAL FROM STATE			
Date of Immediate Disposition APRIL 30, 2015				
Place/Address				
MERRIMACK CREMATION SERVICE, 10 HENRY CLAY DRIVE, MERRIMACK, NEW HAMPSHIRE 03054				
Date of Record MAY 06, 2015				
Date of Amendment —				

FILED FOR RECORD
 OKEECHOBEE COUNTY
 2016 MAR 24 PM 3:44
 SHARON ROBERTSON
 CLERK OF CIRCUIT COURT



DATE ISSUED: MAY 18, 2015

I, the undersigned, hereby certify that I am the Clerk of the Town of Chelmsford; that as such I have custody of the records of birth, marriage, and death required by law to be kept in my office; and I do hereby certify that the above is a true copy from said records, as held in the Commonwealth's central vital records information repository.

Quinn J. Maloney

Clerk
 Town of Chelmsford

R-301 p. 2 of 2
CHELMSFORD 116
CHELMSFORD
STATE VOL/PQ: /

STRAKA

SFN: 2015 021003

If U.S. war veteran, specify war/conflict(s) ---			
Branch of military (most recent) ---		Rank/organization/outfit (most recent) ---	
Date entered (most recent) ---	Date Discharged (most recent) ---	Service Number (most recent) ---	
Place of Death (type) DECEDENT'S RESIDENCE		Date of Pronouncement APRIL 28, 2015	Time of Pronouncement 09:58 AM
RN/NP/PA Pronouncement? YES	Name of RN/NP/PA Pronouncing Death LISA -- DIGESSE, R.N.		Lic # 228738
RN/NP/PA Employing Agency or Institution CIRCLE HOME HEALTH AND HOSPICE		Name of Physician or Medical Examiner notified ROOPA REDDY, MD	
Was M.E. Notified? NO	Provider in charge of patient's care, if not certifier ROOPA REDDY, MD		
Autopsy Performed? NO	Findings available for Cause? ---	Tobacco contribute to death? YES	Pregnancy Status, if female NOT PREGNANT IN LAST YEAR
Date of Injury ---	Time of Injury ---	Injury at Work? ---	If Transportation Injury, specify: ---
Place of Injury ---		Location/Address of Injury: ---	
Describe How Injury Occurred ---			
Expanded Race: WHITE			
Ethnicity: AMERICAN			
Informant Name COLLETTE -- RUSSELL		Relationship DAUGHTER	
Addr. 15 KELSHILL ROAD, CHELMSFORD, MASSACHUSETTS 01863			
Date Disposition Permit Issued: APRIL 30, 2015		Board of Health Agent RICHARD J. DAY	
State Tracking No. 021003		Local Permit No. 2167	

IN THE CIRCUIT COURT
FOR THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR OKEECHOBEE COUNTY, FLORIDA

CASE NO.: 2016 CP 59

IN RE: ESTATE OF
SANDRA L. STRAKA,
Deceased.

FILED FOR RECORD
OKEECHOBEE COUNTY

2016 MAR 30 AM 9:27

SHARON ROBERTSON
CLERK OF CIRCUIT COURT

ORDER OF SUMMARY ADMINISTRATION
(testate)

On the petition of Keith M. Russell, Collette C. Russell, Desiree J. Adkins, Lance A. Russell and Christopher Straka for summary administration of the estate of Sandra L. Straka, deceased, the court finding that the decedent died on April 28, 2015; that all interested persons have been served proper notice of the petition and hearing, or have waived notice thereof; that the material allegations of the petition are true; that the will dated August 4, 2011, has been admitted to probate by order of this court as and for the last will of the decedent; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

1. There be immediate distribution of the assets of the decedent as follows:

Name and Address	Asset, Share or Amount
Keith M. Russell and Collette C. Russell as Co-Trustees of The Sandra L. Straka Revocable Trust U/T/A dated August 4, 2011. 52 West Street Westford, MA 01886	All (100%) of an undivided one-third (1/3) interest in the following described real estate, situated in the County of Okeechobee, State of Florida: The East 1/2 of the East 1/2 of the South 1/2 of the North 1/2 of Tract 18 Section 12. Approx. Value: \$2,100.00

2. Those to whom specified parts of the decedent's estate are assigned by this order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.
3. Those to whom specified parts of the decedent's estate are assigned by this order shall be entitled to an unredacted copy of this order.
4. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to comply with this order by paying, delivering, or transferring to those specified above the parts of the decedent's estate assigned to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

ORDERED on March 30, 2016.

Sharon L. Robertson
Circuit Judge

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing was furnished to the following parties listed below the 30th day of March, 2016:

My Florida Probate, P.A.
Dawn Ellis, Esq.
P.O. Box 952
Floral City, Florida 34436-0952

SHARON ROBERTSON, CLERK
Sharon Robertson
Deputy Clerk of the Court

FILE # 2016002920 OR BK 772 Pg 1637 DATE: 03/30/2016 12:17:38 PM
SHARON ROBERTSON CLERK OF CIRCUIT COURT OKEECHOBEE COUNTY, FLORIDA
RECORDING FEES \$0.00 RECORDED BY G Memoun Ps 1637 (1 ps)

**IN THE CIRCUIT COURT
FOR THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR OKEECHOBEE COUNTY, FLORIDA**

FILED FOR RECORD
OKEECHOBEE COUNTY FL

2016 MAR 30 AM 9:27

SHARON ROBERTSON
CLERK OF CIRCUIT COURT

CASE NO.: 2016 CP 59

IN RE: ESTATE OF
SANDRA L. STRAKA,
Deceased.

ORDER ADMITTING WILL TO PROBATE

The writing presented to this court as the last will of Sandra L. Straka, deceased, having been executed in conformity with law, and made self-proved at the time of its execution by the acknowledgment of the decedent and the affidavits of the witnesses, made before an officer authorized to administer oaths and evidenced by the officer's certificate attached to or following the will in the form required by law, and no objection having been made to its probate, and the court finding that the decedent died on April 28, 2015, it is

ADJUDGED that the will dated August 4, 2011, and attested by Linda Nicholson and Susan Perkins as subscribing and attesting witnesses, is admitted to probate according to law as the last will of the decedent.

ORDERED on March 30, 2016.

[Signature]
Circuit Judge

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing was furnished to the following parties listed below the 30th day of March, 2016:

My Florida Probate, P.A.
Dawn Ellis, Esq.
P.O. Box 952
Floral City, Florida 34436-0952

SHARON ROBERTSON, CLERK

[Signature]
Deputy Clerk of the Court

FILE # 2016002921 OR BK 772 PG 1638 DATE: 03/30/2016 12:17:38 PM
SHARON ROBERTSON CLERK OF CIRCUIT COURT OKEECHOBEE COUNTY, FLORIDA
RECORDING FEES \$0.00 RECORDED BY G Newbourn Pg 1638f (1 pg)

2016 CP 59

(A.C. 154)

No. 15P3304

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

PROBATE COURT

I, **EDWARD F. DONNELLY, JR.**, First Justice of the Probate Court within and for the County of Middlesex, hereby certify that **TARA E. DECRISTOFARO** whose signature is affixed to the annexed certificate and attestation, is the Register and proper certifying officer of said Court and has, by law, the custody of the seal, and all the records, books, documents, and papers of or appertaining to said Court, and that said certificate and attestation are in due form, and entitled to full faith and credit.

IN WITNESS WHEREOF, I have hereunto set my hands, this 29th
day of October in the year of our Lord Two Thousand and

Edward F. Donnelly Jr. First Justice of Probate Court

I, **TARA E. DECRISTOFARO**, Register of Probate for said County of Middlesex, do hereby certify, that, **EDWARD F. DONNELLY, JR.**, whose name is subscribed to the above certificate, is First Justice of said Probate Court, duly appointed, sworn and qualified, and the signature of said Justice to said certificate is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court this 29th day of October in the year of our Lord Two Thousand and Fifteen.

Tara E. Decristofaro Register of Probate

FILE # 2016002922 OR BK 772 PG 1639 DATE: 03/30/2016 12:17:38 PM
SHARON ROBERTSON CLERK OF CIRCUIT COURT DKECHDBEE COUNTY, FLORIDA
RECORDING FEES \$0.00 RECORDED BY G Newbourn Pgs 1639 - 1648 (10 p
95)

COMMONWEALTH OF MASSACHUSETTS

THE TRIAL COURT
PROBATE AND FAMILY DEPARTMENT

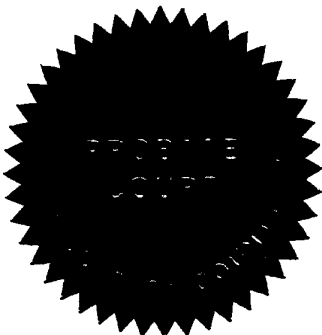
MIDDLESEX COUNTY DIVISION

NO. 15P3304

I, TARA E DECRISTOFARO Register of Probate Court of said County of Middlesex, having, by law, custody of the seal and all the records, books, documents, and papers of or appertaining to said Court, hereby certify the paper s hereto annexed to be the true copy copies of the papers appertaining to said Court, and on file and of record in the office of said Court, to wit:

..... Will, Statement of Voluntary Executor of the Estate of
..... Sandra L, Straka late of North Chelmsford in the County of
..... Middlesex, Deceased Testate. Filed and accepted at Middlesex
..... Probate Court on the Eighth day of June, 2015.
.....
.....
.....
.....
.....
.....

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court, this 29th day of October in the year of our Lord Two Thousand and Fifteen



Tara E Decristofaro

..... Register

5P33046A

Last Will and Testament

of

Sandra L. Straka

I, **Sandra L. Straka**, of North Chelmsford, Massachusetts, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking and nullifying all wills and codicils which I have previously made.

ARTICLE 1**TAXES AND EXPENSES****Section A. Expenses**

I direct my Executors to pay my just debts and expenses of my last illness, funeral and administration of my estate as an expense of administration as soon after my death as shall be practicable.

Section B. Taxes

I further direct my Executors to pay all inheritance, estate and succession taxes (including interest and penalties thereon) payable by reason of my death as an expense of administration, whether or not such items come into the possession of my Executors, to the end that all devisees, legatees and beneficiaries hereinafter named, or otherwise, may receive their respective interests without diminution by reason of any of said taxes, except as the residue of my estate may be thereby reduced.

08-04-11
2E

Filed 6-8-15 --

ARTICLE 2**DISPOSITIVE PROVISION**

I give, devise and bequeath all property which I may own at the time of my death, real, personal and mixed, tangible and intangible, of whatsoever nature and wheresoever situated, including all property which I may acquire or become entitled to after the execution of this Will, including proceeds of any life insurance policies which are payable to my estate, including all lapsed legacies and devises (but excluding any property over or concerning which I have any power of appointment), to the Trustee under that certain Trust Agreement entitled "**The Sandra L. Straka Revocable Trust**" dated August 4, 2011, heretofore entered into between myself as Grantor and Trustee. Said property shall be added to the corpus of the Trust fund therein established as an integral part thereof, to be held, administered and distributed by the Trustees in accordance with all the terms and provisions of the said Trust Agreement. The receipt of said Trustees under said Trust Agreement shall be a full acquittance and discharge to my Executors for the property so distributed. Upon distribution to the Trustees, the administration of my estate shall cease with respect to the assets passing to the Trustees, and the Trustees shall not be subject to the control of the court in which my will is probated.

Mention herein is made of my children, **Keith M. Russell**, **Collette C. Russell**, **Desiree J. Adkins**, **Lance A. Russell** and **Christopher Straka** (stepson). No provision is made herein for said persons, as provisions for the disposition of my estate are contained in the aforementioned trust.

ARTICLE 3

Executors

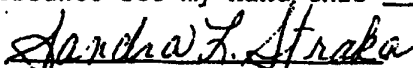
Section A. Appointment

I nominate and appoint two of my children, **Keith M. Russell** and **Collette C. Russell**, to act as Co-executors of this will, and direct that they serve without bond.

Section B. Powers of Executors

My Executors hereunder shall have all the powers and authority and shall otherwise be subject to the terms granted and described in the provisions of Massachusetts law, and shall also have all the power, authority and discretion which Executors and Trustees enjoy under the common law, including the power to buy and sell real estate.

IN WITNESS WHEREOF, I have hereunto set my hand this 4
day of August, 2011.


Sandra L. Straka

Linda Nielsen
Witness

Nashua, NH
Address

Susan Perkins
Witness

Nashua, NH
Address

I, the undersigned Testatrix, do hereby declare that I sign (or direct another to sign for me) and execute this instrument as my last will, that I sign it willingly (or willingly direct another to sign for me) in the presence of each of said witnesses, and that I execute it as my free and voluntary act for the purposes herein, and that I have hereunto set my hand this 4 day of August, 2011.

Sandra L. Straka
Sandra L. Straka

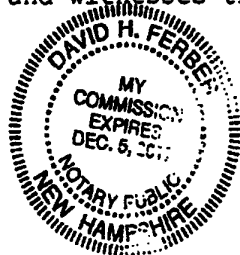
We, the undersigned witnesses, each do hereby declare in the presence of the aforesaid Testatrix, that the Testatrix signed (or directed another to sign for her and said person signed for her) and executed this instrument as her last will and testament in the presence of each of us, that she signed it willingly (or willingly directed another to sign for her), that each of us hereby signs this will as witnesses in the presence of the Testatrix, and in the presence of each other, and to the best of our knowledge the Testatrix is eighteen (18) years of age or over, of sound mind, and under no constraint or undue influence.

Linda Nielsen
Witness

Susan Perkins
Witness

State of New Hampshire
County of Hillsborough

Subscribed, sworn to and acknowledged before me by the said
testatrix and witnesses this 4 day of August, 2011.



David H. Ferber
Notary Public/
My comm. exp.

M:\XP70DOCS\DAVID\5\strakaw1.wpd

VOLUNTARY ADMINISTRATION STATEMENT PURSUANT TO G.L. c. 190B, § 3-1201		Docket No. 15P33046A	Commonwealth of Massachusetts The Trial Court Probate and Family Court
Estate of: <div style="display: flex; justify-content: space-around;"> <u>Sandra</u> First Name <u>Lee</u> Middle Name <u>Straka</u> Last Name </div>		Middlesex Division	
Date of Death: <u>April 28th 2015</u>			

The Petitioner(s) (hereafter "Petitioner"), an interested person(s), makes the following statements:

1. Information about the Decedent:

Name: Sandra Lee Straka
First Name Middle Name Last Name

Also known as: Sandra Straka, Sandra straka
Name

Domicile at death: 15 Kelshill Rd. N. Chelmsford ma 01863
(Address) (Apt. Unit, No. etc.) (City/Town) (State) (Zip)

2. Information about the Petitioner:

Name: Keith C Russell
First Name Middle Name Last Name
15 Kelshill Rd. N. Chelmsford MA 01863
(Address) (Apt. Unit, No. etc.) (City/Town) (State) (Zip)

Mailing Address, if different: 978 251 4224 (Address) (Apt. Unit, No. etc.) (City/Town) (State) (Zip)

Primary Phone #: (978) 392-1262

Relationship of the Petitioner to the Decedent (e.g., Personal Representative named in Will, surviving spouse, heir, devisee, etc.-See G.L. c. 190B § 3-1201 and § 1-201(24)): Eldest Son

3. At least 30 days have elapsed since the death of Decedent.
4. A death certificate issued by a public officer is in the possession of the Court or accompanies this statement.
5. ☐ The Petitioner is unaware of any unrevoked Will relating to property in Massachusetts.
OR
☒ The original Will and codicil(s) are in the possession of the Court or accompanies this statement. The Petitioner is unaware of any instrument revoking the Will and believes that the Will is the decedent's last Will.
6. ☒ Copies of this statement and the death certificate have been sent by certified mail to the Division of Medical Assistance, Estate Recovery Unit, P.O. Box 15205, Worcester, MA 01615-0205.
7. The probate estate consists entirely of personal property and the total value of all personal property owned by the Decedent and subject to disposition by Will or intestate succession at the time of the Decedent's death does not exceed \$25,000.00, exclusive of one motor vehicle.

8. Schedule of every asset of the probate estate and the estimated value of each:

Description of Property		Estimated Value
Motor vehicle make, model, VIN:	Toyota Camry (1997) JT2BG22K2V0041082	n/a
Total:		

9. The following are the names and addresses of all persons who, with the deceased, were joint owners of property. Also listed are the names and addresses of those who would take under the provisions of G.L. c. 190B, §§ 2-101 through 2-114 in the case of intestacy, and the names and addresses of those persons and/or charities who would take as devisees under the provisions of the Will.

Name	Address	Interest
Keith Russell	52 West St. Westford MA. 01886	<input checked="" type="checkbox"/> Heir <input type="checkbox"/> Devisee <input type="checkbox"/> Joint Owner
Collette Chase Russell	15 Kelshill Rd. N. Chelmsford Ma. 01863	<input checked="" type="checkbox"/> Heir <input type="checkbox"/> Devisee <input type="checkbox"/> Joint Owner
Desiree' Adkins	1259 Silver Beach Way Raleigh NC. 27606	<input checked="" type="checkbox"/> Heir <input type="checkbox"/> Devisee <input type="checkbox"/> Joint Owner
Lance Russell	11 Autumn Rd. Dracut MA. 01826	<input checked="" type="checkbox"/> Heir <input type="checkbox"/> Devisee <input type="checkbox"/> Joint Owner
Christopher William Straka	112 North Shore Dr. Owls Head ME. 04854	<input checked="" type="checkbox"/> Heir <input type="checkbox"/> Devisee <input type="checkbox"/> Joint Owner
Sandra L. Straka Revocable Trust Sandra Straka Grantor		<input type="checkbox"/> Heir <input type="checkbox"/> Devisee <input type="checkbox"/> Joint Owner

10. No petition for the appointment of a Personal Representative is pending or has been granted in any jurisdiction. The undersigned understands that I/we are answerable and accountable to any subsequently appointed Personal Representative of the estate or any other person having a superior right to the estate.

11. The undersigned will act as a Voluntary Personal Representative of the probate estate of the deceased and will administer the same according to law, and apply assets of the probate estate to those persons entitled as creditors, heirs, takers under any Will, or otherwise in accordance with G.L. c. 190B, § 3-1201.

SIGNED UNDER THE PENALTIES OF PERJURY

I certify under the penalties of perjury that the foregoing statements are true to the best of my knowledge and belief.

Date: 5/28/2015

Kent M Russell
Signature of Petitioner

X Date: 5/28/2015

Kathleen Russell
Signature of Co-Petitioner (if applicable)

Information on Attorney for Petitioner

Vol Adm
Will
Death cert
check for 115.00

Kent Russell
Signature of Attorney

KENTH RUSSELL
(Print name)

52 WEST ST
(Address)

(Apt. Unit. No. etc.)

WINTFORD
(City/Town)

MA
(State)

01876
(Zip)

Primary Phone #: _____

B.B.O. # _____

Email: KENTH-RUSSELL@VERIZON.NET