

A F F I D A V I T

STATE OF WASHINGTON)

County of Skamania)

I, ANN LOU JERMANN, being first duly sworn on oath, deposes and says:

That your affiant is the lawful surviving spouse of JULIUS B. JERMANN, who died on April 19, 1979, at Vancouver, Clark County, State of Washington, having provided for the disposition of all community property owned by said decedent and affiant under a Community Property Agreement, dated December 28, 1971, recorded on the 9th day of Sept., 1980, as Skamania County Auditor's File No. 92220, in Vol. 28, at page 643, records of Skamania County, Washington.

It is intended that the statements set forth herein shall be considered representations of fact which may be relied upon by all persons dealing with the following described real and personal property to-wit:

REAL PROPERTY - Skamania County, Washington

(A) A tract of land in Section 1, Township 2 North, Range 7 E.W.M. described as follows:

BEGINNING at a point on the W line of the said Sec. 1; thence parallel with the W line of said Sec. 1 E 398 ft. more or less, to the NW corner of the Margado tract as described in deed recorded at page 490 of Book 55 of Deeds, Records of Skamania County, Washington; thence S along the W line of said Margado tract 208.5 ft. to an angle point in the W line of said Margado tract; thence E 100 ft.; thence S 80 ft. to the most southwesterly corner of said Margado tract; thence N 73° 30' E along the S line of said Margado tract 477 ft. more or less, to a point 300 ft. W of the E line of the NW 1/4 of the said Sec. 1; thence S parallel to said S line 215 ft. to the N line of the public street formerly designated as State Highway No. 8; thence S 63° 24' W along the N line of said public street 132 ft. to the SE corner of the Meese tract as described in deed recorded at page 192 of Book 54 of Deeds, Records of Skamania County, Washington; thence N 26° 36' W 115 ft.; thence S 63° 24' W 75 ft.; thence S 26° 36' E 115 ft. to the northerly line of said public street and the SW corner of said Meese tract; thence S 63° 24' W along the northerly line of said public street 286.7 ft. to the SE corner of the Welsh tract as described in deed recorded at page 6 of Book 28 of Deeds, Records of Skamania County, Washington; thence N 18° 02' W 290.4 ft.; thence S 71° 58' W 150 ft.; thence S 18° 02' E 290.4 ft. to the northerly line of said public street and the SW corner of said Welsh tract; thence westerly along the northerly line of said public street and the county road formerly designated

as the Red Bluff Road, 410 ft., more or less, to the W line of the said Section 1; thence N to the point of beginning; SUBJECT to easements of record.

- (B) A tract of land located in the NW4 of the NW4 of Section 1, Township 2 North, Range 7 E.W.M., more particularly described as follows:

BEGINNING at the NW corner of the said Section 1; thence S 89° 59' 27" E along the N line of the said Sec. 1 a distance of 965.91 ft.; thence S 00° 18' 13" W 213.50 ft.; thence N 89° 59' 29" W 337.30 ft. to the initial point of the tract hereby described; thence N 89° 59' 27" W 230.50 ft.; thence S 00° 08' 13" W 218.49 ft.; thence S 89° 59' 27" E 100 ft.; thence S 00° 08' 13" W 79.88 ft.; thence N 78° 38' 13" E 188.45 ft.; thence N 30° 30' 15" W 231.99 ft.; thence N 46° 18' 42" E 88.80 ft. to the initial point.

- (C) Beginning at the NW corner of Section 1, T2N, R7 E.W.M.; thence S 89° 59' 27" E along the N line of said Sec. 1 a distance of 965.81 ft.; thence S 0° 08' 13" W 213.50 ft. to the TRUE POB; thence N 89° 59' 27" W, 337.30 ft. to a 5/8ths inch iron rod; thence S 46° 18' 42" W 38.80 ft. to a 5/8ths inch iron rod; thence S 30° 30' 15" E 231.99 ft. to a 5/8ths inch iron rod; thence N 78° 38' 13" E 288.93 ft. to a 5/8ths inch iron rod; thence N 0° 08' 13" E 204.24 ft. to the true POB. LESS that tract previously conveyed by deed to Fred L. Cloe and Peggy D. Cloe, H&W, on June 12, 1975, recorded June 16, 1975, at page 53 of Book 69, Deed Records of Skamania County, Washington, Auditor's File No. 79478, consisting of 0.58 acres, more or less, AND, EXCEPT the following described tract of land, the spring and waters rising thereon, and an easement for the existing water pipeline leading thereto, reserved by E.A. Monda and Beula Monda, H&W, by deed dated July 24, 1958, and recorded July 25, 1958, at page 145 of Book 45 of Deeds, under Auditor's File No. 54060, Records of Skamania County, Washington, said tract being described as follows: Beginning at the NW corner of the first described tract; thence W 114.1 ft. to the initial point of the excepted parcel; thence S 42.5 ft.; thence W 20 ft.; thence N 42.5 ft.; thence E 20 ft. to the initial point. TOGETHER with an easement over and across the existing access road and an easement for the existing water pipeline connecting with the Town of Stevenson's municipal water supply.

PERSONAL PROPERTY:

- (A) Stocks, Notes & Mortgages as more particularly set forth and exhibited on attached Exhibits A & B.
- (B) Sellers' interest in Real Estate Contract for sale of Trout Lake Tavern, by and between Julius B. Jermann and Ann Jermann, his wife, as sellers, and Wm. C. Morris and Julia H. Morris, his wife, as purchasers, dated 4/11/69.
- (C) Sellers' interest in Real Estate Contract by and between Julius B. Jermann and Ann L. Jermann, H&W, as sellers, and Thomas M. Jermann and Cheryl L. Jermann, H&W, dated 12/10/74.
- (D) 1976 Chevette, ID #1B0816Y107769
- (E) Mercury Benz, ID#10704412017302, and El Camino, ID#30026534584, included under "Fixed Assets" on the attached Exhibit A.

(F) Leasehold interest in Ann's Food Fair as shown on attached Exhibit B.

FIRST: That the parties of the aforementioned Community Property Agreement entered into no subsequent agreements which would have the effect of abrogating or nullifying said agreement.

SECOND: That the current market value of all the community property of decedent and affiant approximates \$150,663.55, including the real property above described which has an approximate value of \$34,489.09. Decedent left no separate property.

THIRD: That affiant knows of her own knowledge, and so states, that each and all of the obligations against said marital community and against the estate of said decedent, have been paid in full.

FOURTH: That the decedent left surviving him the following named children: JERRY V. JERMANN, THOMAS M. JERMANN and VERNON C. JERMANN, all of whom are of legal age.

DATED this 8th day of September, 1980.

ANN LOU JERMANN

SUBSCRIBED AND SWORN to before me this 8th day of September, 1980.

Notary Public in and for the State of Washington, residing at Stevenson

AND L. J. JERMANN
DBA ANN'S FOOD MART
BALANCE SHEET
AS OF APRIL 9, 1979

01026

EXHIBIT A

ASSETS

CURRENT ASSETS

CASH ON HAND	11,619.56
U.S. CAPITAL INVESTMENT NOTES	6,000.00
ACCOUNTS RECEIVABLE TRADE	6,449.05
ACCRUED INTEREST INCOME	415.00
ALLOWANCE FOR DOUBTFUL ACCOUNTS	500.00
ADVANCES	4,916.79
INVENTORIES	
GROCERIES	52,785.00
MEAT	5,197.00
PRODUCE	2,451.00
PREPAID INSURANCE	60,433.00
PREPAID SERVICE CONTRACTS	3,410.67
OTHER PREPAID EXPENSES	193.77
	<u>3,429.77</u>

TOTAL CURRENT ASSETS (CURRENT RATIO 1.41 TO 1)

97,387.59

DEFERRED INTEREST

2,526.00

FIXED ASSETS

	COST	ACCUMULATED DEPRECIATION	NET BOOK VALUE
LEASEHOLD IMPROVE	73,006.47	8,824.3408	64,181.53
STORE EQUIP. & FIX.	121,140.59	49,752.6902	71,387.90
OFFICE EQUIPMENT	723.43	311.7529	411.68
AUTOS AND TRUCKS	21,016.31	5,384.1808	15,632.13
TOTALS	<u>215,886.80</u>	<u>64,275.5608</u>	<u>151,611.24</u>

OTHER ASSETS

CAPITAL STOCK CERTIFICATES-UNITED GROCERS, INC. (30 SH) own note	3,000.00
REG. RECEIPT, NEG. NOTES-UNITED GROCERS, INC.	17,400.00
REDUCEABLE TRANSFERABLE NOTES-UNITED GROCERS	9,000.00
REVENUE REBATES RECEIVABLE ESTIMATE	1,025.00
DEPOSITS	<u>275.00</u>

TOTAL OTHER ASSETS

31,300.00

TOTAL ASSETS

283,226.83

Note: Book value of stock as of January 1, 1979 is \$266.35 per share, according to the records of United Grocers, Inc.

ANN L. JERMANN
DJA ANN'S FOOD FAIR
BALANCE SHEET
AS OF APRIL 9, 1979

01026

EXHIBIT A CONT'D

LIABILITIES & PROPRIETOR'S EQUITY

CURRENT LIABILITIES

BANK OVERDRAFT
ACCOUNTS PAYABLE - TRADE
OTHER PAYABLE - CREDIT UNION
NOTE PAYABLE - COLUMBIA GORGE BANK
CONTRACTS PAYABLE - DUE WITHIN ONE YEAR
PAYROLL TAXES WITHHELD AND ACCRUED
ACCRUED PAYROLL
ACCRUED PROPERTY TAXES
ACCRUED VACATION PAY
STATE AND/OR CITY TAXES PAYABLE
CURRENT PORTION OF LONG TERM LIABILITIES

11,175.89
18,342.00
110.00
918.52
2,183.05
3,818.20
2,707.17
225.00
430.60
2,907.91
24,805.00

TOTAL CURRENT LIABILITIES

67,623.34

LONG-TERM LIABILITIES

NOTE PAYABLE USIC
NOTE PAYABLE CARNATION CO
NOTE PAYABLE UNITED SPOCES
NOTE PAYABLE LOUIS JOSEPH
CONTRACTS PAYABLE - U.S. BANK (AUTO)

63,046.53
6,000.00
55,955.00
3,589.80
13,961.00

LESS PORTION SHOWN AS CURRENT LIABILITY

142,552.33
24,805.00

NET LONG-TERM LIABILITIES

117,747.33

PROPRIETOR'S EQUITY

CAPITAL, BEGINNING OF YEAR
DRAWINGS, CURRENT YEAR
PROPRIETOR'S SALARY
NET INCOME OR (LOSS) - CURRENT

95,659.35
6,113.68
3,900.00
4,410.49

TOTAL PROPRIETOR'S EQUITY

97,856.16

TOTAL LIABILITIES & PROPRIETOR'S EQUITY

283,226.83

EXHIBIT D

APPLICATION FOR CONSENT TO TRANSFER STOCK

OREGON DEPARTMENT OF REVENUE

BOX 14110

SALEM, OREGON 97310

Decedent's Name JULIUS B. JERMANNDate of Death April 10, 1979

NAME OF COMPANY:

Joint Owner's Name ANN L. JERMANNUNITED GROCERSRelationship Surviving Spouse

Instructions:

CHECK ONLY ONE

☒ Common:☐ Preferred

1. Type or print clearly.
2. Make a separate application for each company.
3. List common and preferred stock on separate applications.
4. If shares are not in certificate form, then list the account number in which they are held.
5. Enter complete return mailing address in the space provided below.

No. of Shares	Certificate Nos.	Date of Certificate
500	05141	10-14-70)
500	05145	10-14-70) *
500	05142	10-14-70)
500	05143	10-14-70)
700	04153	10-01-71)
600	04631	10-01-72)
2400	04046	10-01-73)
4700	05185	10-01-74) **
5200	05618	10-01-75)
3800	06027	10-01-76)
3500	00072	10-01-77)
5500	00295	10-01-78)

*Stock

**Notes

MAIL TO:

(For State Use Only)

ANN L. JERMANNANN'S FOOD FAIR265 Second St.Stevenson, WA 98648

10469 ARNOLD JULIUS E JEP-2241
 ARNOLD FREDERICK
 265 SECOND ST
 ST. LOUIS MO 63104

LISTED ON 07/10/79 F 01

■ SHARPES CAPITAL STOCK				SERIES A	REG FEED NEG NOTES	REG FEED BLEG NOTES	REG TRANSF	TOTAL DEF.
05144	10-14-70	500	P2741	11-20-78	2 600	04052 10-01-79	700	
05145	10-14-70	500	P1109	03-28-79	2 400	04031 10-01-79	600	00072 10-01-77 3.500
05146	10-14-70	500	P1562	05-01-79	2 800	04046 10-01-79	2 400	00295 10-01-78 5.500
05141	10-14-70	500	P1724	05-27-79	4 500	05185 10-01-79	4 700	
05142	10-14-70	500				05185 10-01-79	5 200	
05143	10-14-70	500				06017 10-01-79	2 800	
TOTAL	30	3 000		12 300		17 400		9 000 41 700

REQUIREMENTS FOR REGISTRATION:

Consent To Transfer Stock Form, from State Treasurer's Office (To: WA & Release from State that all taxes have been paid)
 Copy of Death Certificate
 All Notes and Stock Certificates for registration.
 Written instruction regarding new registration.

LIABILITIES & PROPRIETOR'S EQUITY

CURRENT LIABILITIES

11,619.56	BANK OVERDRAFT	11,175.89
6,000.00	ACCOUNTS PAYABLE TRADE	18,342.00
6,449.05	OTHER PAYABLE - CREDIT UNION	110.00
435.00	NOTE PAYABLE - COLUMBIA GORGE BANK	918.52
500.00	CONTRACTS PAYABLE - DUE WITHIN ONE YEAR	2,183.05
4,916.75	PAYROLL TAXES WITHHELD AND ACCRUED	3,818.20
	ACCRUED PAYROLL	2,707.17
	ACCRUED PROPERTY TAXES	225.00
	ACCRUED VACATION PAY	430.60
60,433.00	STATE AND/OR CITY TAXES PAYABLE	2,907.91
3,410.67	CURRENT PORTION OF LONG TERM LIABILITIES	24,805.00
193.77		
3,429.77		
	TOTAL CURRENT LIABILITIES	67,623.34

LONG-TERM LIABILITIES

97,337.59	NOTE PAYABLE USIC	63,046.53
	NOTE PAYABLE CAPNATION CO	6,000.00
2,926.00	NOTE PAYABLE UNITED GROCERS	55,955.00
	NOTE PAYABLE LOUIS JOSEPH	3,589.80
	CONTRACTS PAYABLE - U.S. BANK (AUTO)	13,961.00
		142,552.33
	LESS PORTION SHOWN AS CURRENT LIABILITY	24,805.00

NET LONG-TERM LIABILITIES

51,613.24		117,747.33
	PROPRIETOR'S EQUITY	
	CAPITAL, BEGINNING OF YEAR	95,659.35
	DRAWINGS, CURRENT YEAR	6,113.68
	PROPRIETOR'S SALARY	3,900.00
	NET INCOME OR (LOSS) - CURRENT	4,410.49
3,000.00		
17,400.00		
9,000.00		
1,625.00		
275.00		
	TOTAL PROPRIETOR'S EQUITY	97,856.16

TOTAL LIABILITIES & PROPRIETOR'S EQUITY

31,300.00		283,226.83
83,226.83		

EXHIBIT B Continued

10469 RAY L & JULIUS E JERMAN
RAY'S FINE FINE
265 SECOND ST
STEVENSON MA 01964

LISTED ON 07/10/79 F 01

■ SHARES CAPITAL STOCK			SERIES A	REG FECH NEG NOTES	REG FECH BLOC NOTES	REGM TRANSF	TOTAL DEF.
05144	10-14-70	500	P0741 11-30-78 2 600	04352 10-01-79 700			
05145	10-14-70	500	P1109 05-28-79 2 400	04631 10-01-79 600	00070 12-01-77 3.500		
05146	10-14-70	500	P1562 05-21-79 2 900	04946 10-01-79 2 400	00295 10-01-78 5.500		
05141	10-14-70	500	P1724 05-27-79 4 500	05135 10-01-79 4.700			
05142	10-14-70	500		05615 10-01-79 5 200			
05143	10-14-70	500		06027 10-01-79 3 300			
TOTAL	30	3 000	12 200	17 400		9 000	41 700

REQUIREMENTS FOR REREGISTRATION:

Consent To Transfer Stock Form, from State Treasurer's Office (For MA a Release From State that all taxes have been paid)
Copy of Death Certificate
All Notes and Stock Certificates for reregistration.
Written instruction regarding new registration.

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