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BOOK 106 PAGE 405

FILED FOR RECORD
SEAMANTH 50 WASH
BY CHARLES N. MULLAVEY

AUG 24 12 07 PM '87

AUDITOR
GARY M. OLSON

AUG 2 1987
JoAnne McBride, Clerk, Clark Co.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR CLARK COUNTY
ESTATE OF) NO. 86-4-00277-5
JOHN OSCAR ERION,) ORDER APPROVING FINAL ACCOUNT
Deceased.) AND DECREE OF DISTRIBUTION

THIS MATTER having come regularly on for hearing before the undersigned Judge/Court Commissioner of the above entitled Court, the Personal Representative appearing in person, and being represented by her attorney, John K. Dahl, for Charles N. Mullavey, and said attorney being first duly sworn, and the Court finding:

I.

That John Oscar Erion died June 3, 1986; that he was at the time of his death a resident of and left an estate in Clark County, Washington, which was subject to probate.

II.

That John Oscar Erion died testate having executed his Last Will and Testament on April 25, 1963, in which he nominated Hazel Cunningham to be the Executrix; that Hazel Cunningham declined to serve; that Betty Hoel was nominated alternate Executrix, to serve without bond.

III.

That Betty Hoel petitioned the above entitled Court to be appointed as Executrix-Personal Representative herein, and her appointment was confirmed on June 26, 1986, and she has been acting in that capacity since said date.

IV.

That thereafter the Personal Representative gave notice of

ORDER - 1

Registered S
Indexed, Dir S
Direct S
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filed S

MULLAVEY, GRENLEY, SONKIN, FOE & LAWLESS

attorneys and counselors at law

2401 NW SIXTY-FIFTH PO Box 70567

SEATTLE, WASHINGTON 98107

(206) 789-2511

RECORDER'S NOTE: NOT AN ORIGINAL DOCUMENT

her appointment and the pendency of probate proceedings, and an affidavit of mailing is on file herein.

V.

That the Personal Representative caused Notice to Creditors to be published in the Ballard News-Tribune, a weekly newspaper published and of general circulation in King County, Washington; that a copy of said Notice to Creditors was filed with the Court on June 26, 1986, and the date of first publication was July 9, 1986; that more than four months have expired and the following claims have been filed herein, to-wit:

Northwest National Bank	\$39,200.44 + interest
Hazel Cunningham	27,878.81,

both of which claims have been paid and Receipts are on file herein.

VI.

That the Personal Representative prepared an Inventory and Appraisement which is filed herein; that this estate has been appraised in the sum of \$1,545,899.81.

VII.

That Washington State, Oregon State and Federal Inheritance Tax returns have been filed; that the taxes have been paid, and an Estate Tax Release is on file herein.

VIII.

That this estate was declared solvent pursuant to Order entered herein on June 26, 1986.

IX.

That the decedent left as his only heir and next of kin his surviving adult sister-in-law, Hazel Cunningham.

X.

That the following costs have been incurred during the administration of this estate, to-wit:

Filing Will	\$70.00
Letters Testamentary	4.00

ORDER - 2

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Form K	2.00
Certified copies	8.00
Final publication	18.00
Notice to Creditors	<u>28.15</u>
Total	\$130.15

XI.

That the Personal Representative requests a fee in the sum of \$30,000 for her services herein; and requests that the Court allow Charles N. Mullavey, attorney, a fee in the sum of \$10,000 for his services herein.

XII.

That all notices have been duly mailed, all expenses of last illness and funeral have been paid, there are no debts outstanding which are chargeable against this estate, the same is now ready to be closed, and the Court finding that it has jurisdiction of the persons and subject matter herein, and for good cause appearing, Now, Therefore,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Final Account and Petition for Distribution filed herein be and the same is hereby approved in each and every respect, and all of the acts of the Personal Representative be and the same are hereby confirmed, ratified and approved.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Betty Hoel, Executrix, be and she is hereby allowed a fee in the sum of \$30,000 for her services herein; and that CHARLES N. MULLAVEY, attorney, be and he is hereby allowed a fee in the sum of \$10,000 for his services herein.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all of the assets of this estate, to-wit:

(see attached Schedule A, pages 1-15, incorporated herein by this reference); and

Together with any other real or personal property now standing in the name of decedent or which may hereafter be discovered in the name of decedent,

ORDER - 3

MULLAVEY, GRENLEY, SONKIN, FOE & LAWLESS

attorneys and counselors at law

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be and the same are hereby awarded and distributed unto:

HAZEL CUNNINGHAM

as her sole and separate property, in accordance with the terms of the Last Will and Testament of John Oscar Erion.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this estate be and the same is hereby declared closed and the Personal Representative be and she is hereby relieved and discharged of all further duties herein, upon distribution and filing receipts therefor.

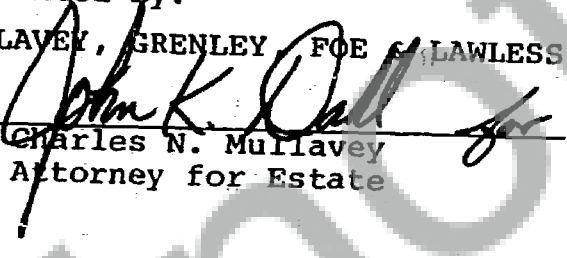
DONE IN OPEN COURT this 7 day of August, 1987.

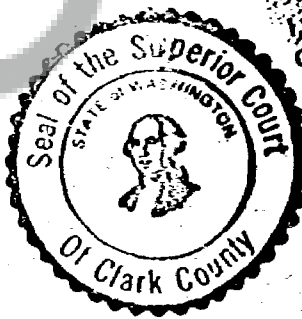

JUDGE, CLERK OF SUPERIOR COURT

Presented by:

MULLAVEY, GRENLEY, SONKIN, FOE & LAWLESS

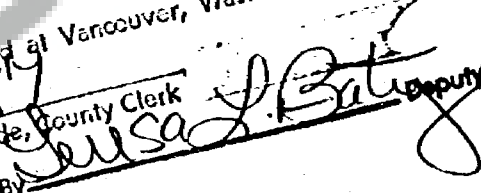
By


Charles N. Mullavey
Attorney for Estate



STATE OF WASHINGTON } ss.
COUNTY OF CLARK

I, JoAnne McBride, County Clerk and Clerk of the Superior Court of Clark County, Washington, DO HEREBY CERTIFY that this document, consisting of 19 page(s), is a true and correct copy of the original now on file and of record in my office and, as County Clerk, I am the legal custodian thereof.

Signed and sealed at Vancouver, Washington this date 8-7-87
By JoAnne McBride, County Clerk
 Deputy

Order - 4

MULLAVEY, GRENLEY, SONKIN, FOE & LAWLESS

attorneys and counselors at law

2401 N.W. SIXTY-FIFTH P.O. Box 70567

SEATTLE, WASHINGTON 98107

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Estate of John O. Erion, CC #86-4-00277-5
DOD - June 3, 1986

I. REAL PROPERTY:

- a. Family home at 20108 N. E. 174th Street, Brush Prairie, WA, described as:

Beginning at the NE corner of the NW $\frac{1}{4}$ of Section 17, in Township 3 N of Range 3 East, WM, and running thence S to the center of the channel of the stream known as the Bun Morgan Creek or 74 rods; thence W 43 $\frac{9}{37}$ ths rods; thence N 74 rods; thence E 43 $\frac{9}{37}$ ths rods to the place of beginning, containing 20 acres of land, more or less, Records of Clark County, Washington
Tax Account #204006-000.0

- b. Vacant forest land in Clark County, Washington, adjacent to above property, described as:

That portion of the following described tract in the NW $\frac{1}{4}$ of Section 17, Township 3 North, Range 3 East, WM, which lies N of center line of John Nelson County Road:

Beginning on the E line of said NW $\frac{1}{4}$ at a point 15.55 chains N of SE corner thereof; thence N 5.95 chains; thence W 43 $\frac{9}{37}$ ths rods; thence N 18.5 chains; thence W 11.69 chains; thence S 24.45 chains; thence E 22.5 chains to the point of beginning;

EXCEPT that part described as follows: Beginning at the intersection of center line of said John Nelson Road with the W line of the above described tract; thence E along said center line 16' to the true point of beginning hereof; thence N 228'; thence E 208'; thence S 228' to the center line of said road; thence W along said center line 208' to the true point of beginning; and

ALSO EXCEPT public roads, and subject to easements and restrictions of record

Records of Clark County, Washington
Tax Account #204038-000.0

Estate of John O. Erion, CC #86-4-00277-5
DOD - June 3, 1986

II. BONDS:

- 20 units, Municipal Investment Trust Fund,
46 mthly, due 2025
- \$10,000 City of Philadelphia, Q, 7.6% of
10-4-67, due 7-1-87
- 3 - \$5,000 The Port of Portland, 7 7/8% due
7-1-06, Internal Airport Series B
- 80 units, American Tax-Exempt Bond Trust
Series 36
- \$30,000 Rio Grande Valley Health Facilities
Dev. Corp. Hospital Revenue Bond (Valley
Baptist Medical Center Project), 1984,
10.5%; 11-1-14
- \$100,000 Airport System Refunding Revenue Bond,
C, 8-1-83; 10%; 7-1-11 (Clark County, Nev.)
- \$10,000 Lake Stevens Sewer District, Sewer
Revenue Refunding Bond 1985; 9.9%;
3-1-00
- \$480,000 Intermountain Power Agency, Power Supply
Revenue Refunding Bond, 1985A; 10.375%;
7-1-16
- \$100,000 City of Sunrise, Florida, Utility System
Revenue Bond 1985A; 9.125%; 10-1-14
- \$100,000 The Port of Portland 1984 Terminal Two
Reconstruction General Ob Bond, 9%; 9-1-95

Estate of John O. Erion, CC #86-4-00277-5
DOD - June 3, 1986

III. CONTRACTS, etc.

- a. Real Estate Contract dated November 15, 1975, between Erion as Seller and Royle as Purchaser, \$14,500; \$750 down; 9% interest; \$135/month; 15% interest as of 5-1-84; on following described real property in Clark County, WA:
see attached legal description
designated Exhibit A
- b. Real Estate Contract dated September 11, 1985, between Erion as Seller and Faveluke as Purchaser; \$50,750; \$10,750 down; \$10,000 each 8-86-7-8-9; 12% interest; interest only/month; on following described real property in Clark County, WA:
The North half of the West half of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 18, Township 3 North, Range 1 East WM in Clark County, WA, EXCEPT that portion within NW 179th Street

- c. Promissory Note dated 6-17-76 from Harris; \$7,988.75; 12% interest; \$125/month, secured by Mortgage dated 3-5-68 on following described real property in Clark County, WA:

A portion of Lot 2 in 7-2N-3E WM, described as follows: Beginning at NE corner of Valentine Proebstel Donation Land Claim #37 in said Township and Range; th E to E line of that certain tract conveyed to B.F. Trumper et ux, by deed recorded in Book 52, page 305, records of said County; th S to N line of John Proebstel Donation Land Claim #38 in said Township and Range; th W to NW corner of said John Proebstel Donation Land Claim; th N to point of beginning; EXCEPT E 90' and EXCEPT W 60' thereof and EXCEPT County Roads, Records of Clark County, WA

Estate of John O. Erion, CC #86-4-00277-5
DOD - June 3, 1986

III. CONTRACTS, etc. - continued

- d. Seller's Assignment of Contract & Deed dated 11-30-76 Wilson to Erion of Contract between Wilson as Seller and Schultz as Purchaser dated 2-25-75; \$11,000; \$500 down; 8% interest; \$90/month; Purchaser's interest now held by Foberg, on following described real property:
- Beginning at a point 662.6' W of NE corner of 34-2N-6E WM; th W a distance of 247.4'; th S 00°12' E a distance of 176.1'; th E a distance of 247.4'; th N 00°13' W a distance of 176.1' to point of beginning, Records of Skamania County, WA
- e. Seller's Assignment of Contract & Deed dated 7-23-79 Erion to Erion on Contract dated 11-3-78 between Erion & Hawkins; \$17,000; \$5,000 down; 12% interest; \$200/month; on following described real property in Clark County, WA:
- see attached legal description designated Exhibit B
- f. Seller's Assignment Nunn to Erion dated 9-30-71 on Contract dated 9-29-64 Nunn to Taylor; \$19,000; \$3,700 down; 6% interest; \$100/month; on following described real property
- That portion of NE¼ of NE¼ of 3-3N-1E WM, described as follows: Beginning at a point 330' S of NE corner of said Sec. 3; th S 20 rods; th W 80 rods, m/l, to W line of NE¼ of NE¼ of said Sec. 3; th N 20 rods; th E 80 rods, m/l, to point of beginning, EXCEPT County or Public Roads, if any, Records of Clark County, WA
- g. Seller's Assignment of Contract & Deed dated 10-30-78 Daniel to Erion on Contract dated 8-29-77 Daniel to Hill; \$50,500; \$6,000 down; \$375/month; 9¼% interest; and Amendment dated 7-27-82 - 18% interest from 7-3-82; \$650/month from 8-3-82, Wells added as Purchaser; on following real property in Clark County, WA:
- see attached legal description designated Exhibit C

Estate of John O. Erion, CC #86-4-00277-5
DOD - June 3, 1986

III. CONTRACTS, etc. - continued

- h. Real Estate Contract dated 8-17-83 Erion to Tuckolsky; \$25,000; \$5,000 down; \$166.67/month; 10% interest; on following described real property in Skamania County, WA
see legal description attached designated Exhibit D
- i. Note and Mortgage dated 4-6-77 Fantini to Erion; \$10,000; \$200/month; 12% interest; on following real property:
Lot 18, Block 6 of Bagley Down Addition, according to plat thereof recorded in Book F of Plats, page 4, Records of Clark County, WA; SUBJECT to easements, restrictions and covenants of record
- j. Note and Mortgage dated 9-12-78, Cascade Home Improvement to Erion; \$15,500; 12% interest; \$250.00; Mortgagees' interest now held by Kermit & Heidi Rhone; on following described real property in Clark County, WA
see attached legal description designated Exhibit E
- k. Note due from Roger A. Suss (previous owner of j above) for back interest
- l. Deed & Sellers Assignment dated 8-9-77 Herndon to Erion on Contract dated 7-15-76 Herndon to Phillips; \$26,900; \$4,000 down; 8% interest; \$200/month; on following real property:
E $\frac{1}{2}$ of E $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of 22-5N-1E WM in Clark County, WA; TOGETHER with an easement for ingress and egress 60' wide, being the W 16' of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Sec. 22 and the E 44' of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Sec. 22, EXCEPT County roads; Records of Clark County, WA

Estate of John O. Erion, CC #86-4-00277-5
DOD - June 3, 1986

III. CONTRACTS, etc. - continued

- m. Deed & Purchaser's Assignment dated 10-27-81 Mortland & Knieps to Scalone on Contract dated 4-15-75 Erion to Wildesen & Mortland; \$59,850; \$4,000 down; \$450/month; 9% interest; on following real property:
- Beginning at quarter post on W line of 17-3N-3E WM in Clark County, WA; th E 17.5 chains; th N to center of Morgan Creek; th downstream to W line of Sec. 17; th S to point of beginning; EXCEPT any portion lying within NE 174th Street and EXCEPT County right of way, Records of Clark County, WA
- n. Seller's Assignment & Deed dated 6-23-80 Larson to Erion on Contract dated 10-12-79 Larson to Kelly; \$44,500; \$13,350 down; \$272.57/month; 10½% interest; and Amendment dated 4-17-84; 14% interest; \$369.88/month; on following real property in Clark County, WA:
- see attached legal description designated Exhibit F
- o. Seller's Assignment & Deed dated 1-2-79 Walsted to Erion on Contract dated 6-16-78 Walstad to Hipp; \$18,000; \$2,500 down; 9½% interest; \$198.56/month; on following real property in Clark County, WA
- see attached legal description designated Exhibit G
- p. Seller's Assignment & Deed dated 3-13-79 Milner to Erion on Contract dated 12-1-78 Milner to Clark; \$55,000; \$20,000 down; \$318/month; 10% interest; on following described real property:
- Beginning at a point 8 rods N of SW corner of SW¼ of 23-4N-1E WM in Clark County, WA; th N 32 rods; th E 20 rods; th S 32 rods; th W 20 rods, to point of beginning, EXCEPT that portion lying within NE 10th Avenue, Records of Clark County, WA

Estate of John O. Erion, CC #86-4-00277-5
DOD - June 3, 1986

III. CONTRACTS, etc. - continued

- q. Note & Mortgage dated 9-21-72 Hebert to Erion; \$9,600; \$150/month; 12% interest; on following real property:

Lot 4, Block 1, Moody and Rothrock's Addition, according to the plat thereof recorded in Volume C of Plats, page 84, Records of Clark County, WA

- r. Seller's Assignment & Deed dated 7-31-79 Haggerty to Erion on Contract dated 10-10-73 Haggerty to Dusseau (now Clark); \$14,000; \$1,500 down; \$125/month; 8% interest; on following real property:

The W 371' measured along the S line thereof, of Lot 1, Wilson Acres, according to the plat thereof recorded in Book D of Plats, page 89, Records of Clark County, WA; EXCEPT the N 240' thereof; ALSO EXCEPT the E 190' thereof; and ALSO EXCEPTING THEREFROM that portion lying within NE 72nd Avenue

- s. Note and Deed of Trust dated 3-15-85 Oberreuter to Erion; \$23,000; \$287.50/month; 15% interest; on following real property:

Lot 75, Sun Meadow Estates, according to the plat thereof recorded in Volume G of Plats, page 566, Records of Clark County, WA, SUBJECT to Easements, restrictions and reservations of record

- t. Note and Deed of Trust dated 3-22-85, Oberreuter to Erion; \$11,000; \$137.50/month; 15% interest; on following real property:

That portion of E½ of Amos Short Donation Land Claim in Clark County, WA, described as follows: Beginning at a point 34'4" S of a point that is 42.415 chains S and 33.8 chains W of NE corner of Amos Short Donation Land Claim; running th S 51' 8"; th W 75'9" to a point 100' E of E line of Kauffman Avenue; th N 51'8"; th E 75'9" to point of beginning; EXCEPT roads

Estate of John O. Erion, CC #86-4-00277-5
DOD - June 3, 1986

III. CONTRACTS, etc. - continued

- u. Note and Deed of Trust dated 5-1-86
Oberreuter to Erion; \$6,000; \$60/
month; 12% interest; on following real
property:

That portion of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$
of 22-4N-2E WM in Clark County, WA
described as follows:

Beginning at the SE corner of said
SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, th N 0°22'11" E along
the E line thereof, 384' to the true point
of beginning hereof; th S 89°41'29" W,
parallel with S line of said NW $\frac{1}{4}$ 465.20'
to E line of tract being conveyed to Long-
fordFiber, Inc. by instrument recorded under
AF #G554490; th N 0°17'51" E along the E
line of said Longford Fiber tract, to N
line of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$; th E along
N line of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ to NE
corner thereof; th S 0°22'11" W along E
line of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 269.02' to
the true point of beginning hereof; EXCEPT
that portion lying within N. E. 122nd Avenue,
Records of Clark County, WA

IV. BANK ACCOUNTS:

CD #020600034805, SeaFirst Bank, Vancouver, WA
Savings AC: #1172836-3, Pacific 1st Federal Savings
Bank, 915 Broadway, Vancouver, WA
Savings/checking #98-13105-9, 1st Community Federal
Savings, Box 1150, Vancouver, WA

V. Furniture and furnishings

VI. 1982 GMC High Sierra pick-up (damaged)
Ford Loader (tractor)

Clark County Tax AC #F18310

Refund - National Foundation Life
Bankruptcy claim - AG-CO
Bankruptcy claim - Vogel

Estate of John Oscar Erion

The following described real property situated in the County of Clark, State of Washington, to-wit:

That portion of the Northwest quarter of the Southeast quarter of Section 15, Township 2 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the Southwest quarter of the Southeast quarter of said Section 15; thence North $89^{\circ} 59' 55''$ East 497.88 feet; thence North $00^{\circ} 47' 50''$ East 30 feet to the North line of N. E. 44th Street and the true point of beginning; thence continuing North $00^{\circ} 47' 50''$ East 125.000 feet; thence North $89^{\circ} 59' 55''$ East 165.99 feet; thence South $00^{\circ} 47' 18''$ West 125.00 feet to the North line of N. E. 44th Street; thence West 165.99 feet, more or less, to the point of beginning.

Subject to and together with a 60 foot non-exclusive easement for ingress, egress and utilities the center line of which is described as follows:

Beginning at the Northwest corner of the Southwest quarter of the Southeast quarter of Section 15, Township 2 North, Range 2 East of the Willamette Meridian; thence North $89^{\circ} 59' 55''$ East along the center line of N. E. 44th Street 663.87 feet to the true point of beginning; thence North $00^{\circ} 47' 18''$ East 653.17 feet to the terminus of said center line.

EXCEPT that portion lying within N. E. 44th Street.

RECORDER'S NOTE: PORTIONS OF THIS
DOCUMENT POOR QUALITY FOR FILMING

Exhibit A

THIS DOCUMENT ILLEGIBLE AT
TIME OF RECORDING

e of John Oscar Erion

portion of the West half of the West half of the Northeast
 er of Section 32, Township 5 North, Range 1 East of the
 Willamette Meridian in Clark County, Washington, described as
 follows: Beginning at the Northeast corner of the West half of
 the East half of the Northeast quarter of said Section 32; then
 along the East line of said West half of the East half of
 the Northeast quarter 200 feet; thence North 7° East 100
 feet; thence South 45° West 34.25 feet; thence South parallel
 to the East line of said West half of the East half of the
 Northeast quarter 750 feet to a point 1016 feet South of the
 North line of said Section 32; thence West
 parallel with the North line of said Section 32, a distance of
 the West line thereof; thence South along the East line of said
 Northeast quarter 350 feet; thence North parallel with the North
 line of said Northeast quarter 275 feet; thence North parallel
 with the West line of said Northeast quarter 440 feet; thence
 South 45° East 84.25 feet to the North line of the Northeast
 quarter of said Section 32; thence East along the North line of
 said Northeast quarter 330 feet to the point of beginning.

SUBJECT TO AND TOGETHER WITH a 60 foot easement for ingress,
 egress and utilities, the centerline of which is described as follows:
 Beginning at a point on the Northerly line of County Road No. 1
 that is 100 feet West from the intersection of said Northerly line
 with the East line of the South half of the West half of the North-
 east quarter of Section 32, Township 5 North, Range 1 East of the
 Willamette Meridian in Clark County, Washington; thence North
 East 100 feet; thence North 26° West 155 feet; thence North 7° East 100
 feet; thence North 52° West 100 feet; thence North 45° West 100
 feet; thence North 16° West 63 feet; thence North 3° West 100 feet;
 more or less, to the North line of said South half of the West
 half of the Northeast quarter of Section 32; thence North 7°
 East 30 feet; thence North 42° East 45 feet; thence North 25° East
 175 feet; thence North 42° East 55 feet; thence North 25° West
 100 feet; thence North 25° West 200 feet; thence North 33° West
 450 feet; thence North 66° West 50 feet; thence North 30 feet to a
 point which is 170 feet due South of the Northeast quarter of said
 Section 32; thence North 74° West 100 feet; thence North 44° West
 335 feet to a point on the East line of the West half of the West
 half of the Southwest quarter of the Southeast quarter of Section
 27, Township 5 North, Range 1 East of the Willamette Meridian in
 Clark County, Washington; thence North along said East line 100
 feet to the terminus of said center line.

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress
 and utilities over a strip of land 60 feet in width, the cen-
 terline of which is described as follows: Beginning at a point
 on the Northerly right of way line of County Road No. 1 that
 is 100 feet West from the intersection of said Northerly line
 with the East line of the South half of the West half of the North-
 east quarter of said Section 32, thence North 7° East 100
 feet; thence North 100 feet; thence North 45° West 100 feet;
 thence North 26° West 155 feet; thence North 52° West 100 feet;
 thence North 16° West 63 feet; thence North 3° West 100 feet;
 more or less, to the North line of said South half of the West
 half of the Northeast quarter of Section 32, said point to be
 designated as Point "A"; thence North 25° West 75 feet; thence
 North 75° West 400 feet to a point to be designated as Point "B";
 thence North 62° West 100 feet; thence North 55° West 100 feet to
 a point to be designated as Point "C"; thence North 44° West 100 feet to
 a point on the East line of the West half of the West
 half of the Southwest quarter of the Southeast quarter of
 Section 27 of the Willamette

Estate of John Oscar Erion

The following described real property situated in the County of Clark, State of Washington, to-wit:

A portion of land in the Southwest quarter of Section 9, Township 4 North, Range 2 East of the Willamette Meridian, Clark County, Washington, to-wit:..

Beginning at a point North 89°32'17" West 1057.73 feet from the Southeast corner of Section 9 and the true point of beginning; thence continue North 89°32'17" West 375 feet; thence North 2°00'40" East 788.15 feet; thence South 89°20'35" East 108.81 feet; thence North 2°01'36" East 527.43 feet; thence South 84°24'53" East 266.03 feet; thence South 2°00'40" West 1314.88 feet, more or less, to the point of beginning.

EXCEPT any portion lying within public roads.

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress, public utilities and incidental purposes over a strip of land 60 feet in width, the centerline of which is described as follows:

Beginning at a point on the South line of the Southeast quarter of Section 9, Township 4 North, Range 2 East of the Willamette Meridian, in Clark County, Washington that is North 89°32'17" West 40" East, 30 feet to the true point of beginning; thence North 2°00'40" East, 704.16 feet to a point of curve; thence Northeasterly along a curve to the right having a radius of 150 feet, through a central angle of 67°49'30", a distance of 177.57 feet; thence North 69°50'10" East, 288.68 feet to a point of curve; thence along a curve to the left, having a radius of 600 feet, through a central angle of 8°25'57", a distance of 88.36 feet; thence North 61°24'13" East, 116.53 feet to a point of curve; thence along a curve to the left, having a radius of 400 feet, through a central angle of 17°25'30" a distance of 121.66 feet; thence North 43°53'35" East, 198.58 feet to a point of curve; thence Northeasterly along a curve to the right, having a radius of 500 feet, through a central angle of 12°57'09" a distance of 113.03 feet; thence North 56°55'44" East, 113.24 feet to the center of a 50 foot radius cul-de-sac and the end of this centerline description.

Exhibit C

Schedule A - page 11 of 15 pages

RECORDER'S NOTE: PORTIONS OF THIS DOCUMENT POOR QUALITY FOR FILMING

Estate of John Oscar Erion

described real estate, with the appurtenances, in

Skamania

County, State of Washington:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON BAR MARKING THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 1004 DESIGNATED AS THE BELLE CENTER ROAD WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 8, SAID POINT BEING 1,316.17 FEET SOUTH AND 131.99 FEET WEST OF THE QUARTER CORNER ON THE NORTH LINE OF THE SAID SECTION 8; THENCE NORTH 89° 12' WEST FOLLOWING THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 8 A DISTANCE OF 705.58 FEET TO A POINT MARKED BY AN IRON BAR; THENCE NORTH 4° 47' WEST 536.14 FEET TO A POINT MARKED BY AN IRON BAR; THENCE NORTH 76° 51' EAST 222.60 FEET TO INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE BELLE CENTER ROAD, SAID POINT BEING MARKED BY AN IRON BAR; THENCE FOLLOWING THE WESTERLY RIGHT OF WAY LINE OF SAID ROAD IN A SOUTHEASTERLY DIRECTION TO THE POINT OF BEGINNING;

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Exhibit D

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Estate of John Oscar Erion

That portion of the Northwest quarter of the Northwest quarter of Section 21, Township 5 North, Range 3 East of the Willamette Meridian in Clark County, Washington, described as follows:

BEGINNING at a point on the West line of said Northwest quarter of the Northwest quarter that is 735.76 feet South from the Northwest corner thereof, said point being the Southwest corner of the tract conveyed to George F. LeBeck by deed recorded in Book 434, Page 127, Deed Records, being the first described tract therein, thence East, along the South line of said LeBeck tract and along the South line of the tracts conveyed to Daisey Himmelwright by deed recorded in Book 316, Page 546, Deed Records and along the South line of the tract conveyed to Dora Denny, by deed recorded in Book 316, Page 545, Deed Records, a distance of 172.01 feet to the Northwest corner of the second described tract in deed to George F. LeBeck recorded in Book 434, Page 127, Deed Records; thence South $1^{\circ}58'$ East, along the West line of said second LeBeck tract, 30 feet to the Southwest corner thereof; thence East, along the South line of said second LeBeck tract, 40 feet to the West line of the tract conveyed to Henry Gruber by deed recorded in Book 340, Page 223, Deed Records; thence South $1^{\circ}58'$ East, along the West line of said Gruber tract, 25.3 feet to the Southwest corner thereof; thence South $80^{\circ}10'$ East, along the South line of said Gruber tract and along the South line of the tract conveyed to Dora F. Krick by deed recorded in Book 434, Page 254, Deed Records, a distance of 300 feet to the Southeast corner of said Krick tract; thence North, along the East line of said Krick tract, to the centerline of the LaCenter - Amboy Road (also known as State Road No. 503); thence Southerly along said centerline, to the South line of said Northwest quarter of the Northwest quarter; thence West, along the South line of said Northwest quarter of the Northwest quarter, to the Southwest corner thereof; thence North, along the West line of said Northwest quarter of the Northwest quarter, to the point of beginning.

EXCEPT Public Roads.

EXCEPT ALSO those portions previously conveyed to the grantor herein to the grantee herein.

Exhibit E

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Estate of John Oscar Erion

described real estate, with the appurtenances, in

Clark

County, State of Washington:

That portion of the Northeast quarter of the Northeast quarter of Section 16, Township 4 North, Range 3 East of the Willamette Meridian in Clark County, Washington, described as follows:

Beginning at a point on the West line of the Northeast quarter of the Northeast quarter of said Section 16 that is 350 feet North of the intersection of said West line with the North line of Basket Flat Road, said point being the Northwest corner of that tract conveyed to Kenneth E. Downing, et ux, by deed recorded under Auditor's File No. G 643797; thence Easterly along the North line of said Downing tract 538 feet to the Southeast corner of that certain other tract conveyed to Kenneth E. Downing, et ux, by deed recorded under Auditor's File No. G 711087 and the true point of beginning of the tract herein described; thence North along the East line of said Downing tract to the Southerly right of way line of the Portland, Vancouver and Yakima Railway Company right of way, as conveyed by instrument recorded in Volume 53 of Deeds, page 69, records of said County; thence Easterly along the Southerly right of way line of said Railroad to a point on the Westerly line of Hartwick Road; thence Southerly along the Westerly line of said road to the North line of the first mentioned Downing tract; thence Westerly along the North line of said Downing tract to the true point of beginning.

Exhibit F

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Estate of John Oscar Erion

IN THE COUNTY OF CLARK, STATE OF WASHINGTON

The South half of the following described property:

The North 752 feet of the West 580 feet of the East half of the East half of the Northwest quarter of Section 7, Township 4 North, Range 2 East of the Willamette Meridian in Clark County, Washington

EXCEPT that portion lying within Landerholm Road.

TOGETHER WITH an easement for ingress, egress and utilities, over a strip of land 30 feet in width, the West line of which is described as follows:

Beginning at the intersection of the centerline of Landerholm Road with the East line of the West 580 feet of the East half of the East half of the Northwest quarter of Section 7, Township 4 North, Range 2 East of the Willamette Meridian in Clark County, Washington; thence South $0^{\circ}05'12''$ West along said East line, a distance of 752.05 feet to the terminus of said line description.

EXCEPT that portion thereof, lying within Landerholm Road

ALSO TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities over a strip of land 30 feet in width the East line of which is described as follows:

Beginning at the intersection of the centerline of Landerholm Road with the East line of the West 580 feet of the East half of the East half of the Northwest quarter of Section 7, Township 4 North, Range 2 East of the Willamette Meridian in Clark County, Washington; thence South $0^{\circ}05'12''$ West along said East line, a distance of 752.05 feet to the terminus of said line description.

EXCEPT that portion thereof, lying within Landerholm Road.

Exhibit G

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