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BOOK 118 PAGE 432

13459
REAL ESTATE EXCISE TAX

APR 10 1990

FILED FOR RECORD
BY *James R. Gregg*

APR 10 1 52 PM '90

P. Lawry

GARFIELD COUNTY

SUPERIOR COURT OF WASHINGTON
FOR CLARK COUNTY

In re the Estate of)

IN PROBATE

HAZEL O. PRICE,)

NO. 89-4-00396-2

Deceased.)

ORDER APPROVING FINAL ACCOUNT
AND DECREE OF DISTRIBUTION

TRUMAN P. PRICE, the Personal Representative of this estate, having filed in this court his Final Account and Petition for Distribution, and the matter coming regularly to be heard this day, the Personal Representative appearing by and through his attorney of record and it appearing to the court that the estate is in a position to be closed, and notice of this hearing has been duly given by publication and mailing as required by law, and that no objections to said report have been filed, the court finds:

I

JURISDICTION: Decedent died on June 12, 1989, a resident of Clark County, Washington, leaving property in this state subject to probate.

II

WILL: The decedent left a Will dated November 10, 1982, which has been admitted to probate, which names Truman P. Price as Personal Representative, to serve without bond. The Will provides that the estate be administered without the intervention of court and an

ORDER APPROVING FINAL ACCOUNT
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655-1345

JoAnne McBride, Clerk, Clark Co.

Glenda J. Kimmel, Skamania County Assessor
By *JPB* Parcel # 03-03-25-21-0500-00
4-6-90

Filed
Mailed

1 Order of Solvency was entered on September 5, 1989.

2 III

3 NOTICES: Notice of Appointment of the Personal Representative
4 and of the pendency of probate proceedings was mailed to the heirs,
5 distributees and persons named in the Will, within twenty (20) days
6 of the date of appointment. Notice to Creditors has been published,
7 the time for filing claims has expired, and no claims have been
8 presented or filed.

9 IV

10 INVENTORY AND APPRAISEMENT: The estate was inventoried and
11 appraised. The appraised value was \$82,695.52.

12 V

13 TAXES: Based upon the value of the estate and the assets
14 passing outside of probate, there is not Inheritance Tax due the
15 state of Washington and no Estate Tax due the United States of
16 America.

17 VI

18 ACCOUNTING: That the Personal Representatives accounting has
19 shown all cash received and expenses paid and cash on hand for
20 payment of costs of administration and distribution and indicates
21 that the only other property on hand in the estate for distribution
22 consists of a Seller's interest in a Real Estate Contract on real
23 property in Skamania County, Washington, fully described in the
Inventory and Appraisement on file herein and 12 Units of Weeden
Corporation Bond Trust, Series 6.

ORDER APPROVING FINAL ACCOUNT
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VII

HEIRSHIP AND DISTRIBUTION: The following are the only heirs of the decedent, together with their ages and residences:

TRUMAN P. PRICE Over Majority
7019 McArthur Blvd. N.W.
Bethesda, MD 20816

JOHN C. PRICE, JR. Over Majority
7420 N. Bank Rd.
Roseburg, OR 97470

KATHLEEN O. ROLLEFSON Over Majority
839 Coal Creek Road
Chehalis, WA 98532

VIRGINIA P. WELCH Over Majority
35094 S. E. Sunset View Rd.
Washougal, WA 98671

By the terms of the Will, the decedent devised and bequeathed the estate to the following persons in the manner indicated:

"All of my property, whether such property be real, personal, or mixed, of whatsoever kind or character, and wheresoever located or situated, shall be divided into four equal shares, and one share shall be given, devised and bequeathed to my son, JOHN C. PRICE, JR.; one share shall be given, devised and bequeathed to my daughter, KATHLEEN O. ROLLEFSON; one share shall be given, devised and bequeathed to my daughter, VIRGINIA P. WELCH; and one share shall be given, devised and bequeathed to my son, TRUMAN P. PRICE...."

VIII

ALLOWANCE OF FEES: That the Personal Representative has waived any claim for fees for his services herein.

That the attorney for the Personal Representative should be

FINAL ACCOUNT AND PETITION
FOR DISTRIBUTION -4

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1 reimbursed for costs advanced in the sum of \$185.00 and be allowed
 2 a reasonable attorney's fee of \$1,500.00. That \$350.00 of this
 3 sum has previously been paid.

4 Now therefore, it is

5 ORDERED that the Final Account and Petition for Distribution
 6 of the Personal Representative is hereby approved and confirmed
 7 and that the following payment is directed:

8 1. The sum of \$1,335.00 shall be paid to JAMES R. GREGG,
 9 Attorney for Personal Representative, as a balance of costs advanced
 10 and reasonable attorney's fees herein.

11 IT IS DECREED that the Seller's Interest in a Real Estate
 12 Contract dated August 10, 1987, between Hazel O. Price, a widow,
 13 as Seller, and Robert R. Gavenas and Jamie Tolfree, husband and
 14 wife, as Buyer, filed for record with the Skamania County Auditor
 15 on August 10, 1987, and recorded as document No. 103644, beginning
 16 in Book 106, page 320, records of said county, concerning real
 17 property in Skamania County, Washington, described as follows:

18 PARCEL I:

19 Lots 16 and 17, Block One, BOYD AND WILKINSON'S ADDITION
 20 to the Town of Carson as recorded in Book "A" of plats on
 21 page 36, Skamania County Records.

22 PARCEL II:

23 Beginning at a point 225 feet south and 200 feet West of the
 Northeast corner of the Northwest quarter of the Northeast
 quarter of Section 29, Township 3 North, Range 8 East of the
 Willamette Meridian, Skamania County, Washington, and running
 thence North 100 feet; thence West 100 feet; thence South
 100 feet; thence East 100 feet to the point of beginning,
 EXCEPT the East 50 feet of the North 10 feet thereof.

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1 together with the balance of cash on hand; 12 Units of Weeden
2 Corporation Bond Trust, Series 6; and of the assets of said estate
3 remaining, together with any property not now known, which may
4 belong to the estate, is distributed as follows:

5 JOHN D. PRICE, JR.	Undivided one-fourth interest
6 KATHLEEN O. ROLLEFSON	Undivided one-fourth interest
7 VIRGINIA P. WELCH	Undivided one-fourth interest
8 TRUMAN P. PRICE	Undivided one-fourth interest

9 IT IS FINALLY ORDERED that upon the filing of Receipts showing
10 showing all payments and distributions to have been made in accord-
11 ance with this decree, that the Personal Representative be dis-
12 charged and the estate closed.

13 DONE IN OPEN COURT this 6th day of April, 1990.

14 *John R. McBride*
JUDGE

15 Presented by:

16 *James R. Gregg*
17 JAMES R. GREGG, WSBA #1654
18 Attorney for Personal Representative

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Indirect
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19 STATE OF WASHINGTON } ss
20 COUNTY OF CLARK



21 I, John R. McBride, County Clerk and Clerk of the Superior
22 Court of Clark County, Washington, DO HEREBY CERTIFY
23 document, consisting of 6 pages(s), is a
correct copy of the original now on file and of
in my office and, as County Clerk, I am the legal
thereof.
and Sealed at Vancouver, Washington this date:

John R. McBride, County Clerk
Date 4/6/90 By *John R. McBride* Deputy

23 FINAL ACCOUNT AND PETITION
FOR DISTRIBUTION -6

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