

124459

BOOK 155 PAGE 356

CORRECTION DEED OF PERSONAL REPRESENTATIVE

- I. **GRANTOR:** R. Isabelle Taylor, as Personal Representative of the Estate of Vernon E. Taylor, Deceased
- II. **GRANTEE:** R. Isabelle Taylor and Sandra Irene Pratt, as Co-Trustees of the Vernon E. Taylor Exemption Trust

III. **RECITALS:**

- A. Vernon E. Taylor and R. Isabelle Taylor, as husband and wife, owned real property situated in Skamania County, Washington, and legally described as follows:

Lot 18, Swift Creek Estates, according to the recorded Plat thereof, recorded in Book B of Plats, Page 72, in the County of Skamania, State of Washington.

- B. Vernon E. Taylor died testate on July 23, 1994. R. Isabelle Taylor is the duly qualified and acting Personal Representative of his estate under Clark County Superior Court Case No. 94-4-00499-0. An Order of Solvency was entered in the above-referenced court on September 8, 1994, authorizing the Personal Representative to administer the estate without the intervention of any court.

- C. RCW 11.68.090 provides that a Personal Representative who has nonintervention powers is authorized to do the same acts a trustee is authorized to take pursuant to RCW 11.98.070. As authorized in RCW 11.98.070(15), R. Isabelle Taylor, as Personal Representative, made a non-pro rata distribution of the community assets previously owned by Vernon E. Taylor and R. Isabelle Taylor. Pursuant to such non-pro rata distribution, the Estate of Vernon E. Taylor owns a 100% interest in the real property, legally described above.

- IV. **NOW, THEREFORE**, the above-named GRANTOR, by way of distribution from the Estate of Vernon E. Taylor, deceased, hereby conveys and warrants to the above-named GRANTEE, the Estate's entire interest, being an undivided 100% interest, in and to the real property located in Clark County, Washington, legally described above, together with any interest in such real estate that the Grantor may hereafter acquire.

The liability and obligations of the Personal Representative on behalf of the Estate of Vernon E. Taylor, deceased, to Grantee and Grantee's successors under the warranties contained herein shall be limited to the amount, nature, and terms of

Gary M. Wright, Skamania County Auditor
 2/12/96 7:16:35 - 2-1/8
 Dens 2/12/96 Parcel # 2/12/96

KCAL ESTATE EXCISE TAX

17898

FEB 14 1996

PAID exempt
 W. Brown, Secretary
 SKAMANIA COUNTY TREASURER

Box stored ✓
 Indexed, Dir ✓
 Indirect ✓
 Filmed
 Mailed

any title insurance coverage available to the decedent under any title insurance policy. The Estate of Vernon E. Taylor shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to the Estate of Vernon E. Taylor under any title insurance policy.

The warranties in this deed bind the Estate of Vernon E. Taylor, deceased, but do not bind R. Isabelle Taylor, personally.

V. CORRECTION

This deed is being executed to correct the conveyance of the subject property to R. Isabelle Taylor, as Trustees of the Vernon E. Taylor Exemption Trust, as set forth in the Deed of Personal Representative executed June 15, 1995, and recorded previously in the Office of the Skamania County Auditor on June 20, 1995, under Auditor's File No. 122585, Book 150, Page 613. Such previous deed is hereby revoked and superseded by this Correction Deed of Personal Representative.

Dated this 7th day of February, 1996.

R. Isabelle Taylor
R. Isabelle Taylor,
Personal Representative of the
Estate of Vernon E. Taylor, Deceased,

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I now or have satisfactory evidence that R. Isabelle Taylor appeared before me and acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument as the Personal Representative of the Estate of Vernon E. Taylor, deceased, to be the free and voluntary act of such party of the uses and purposes mentioned in the instrument.

Dated this 7th day of February, 1996.

FILED FOR RECORD
SKAMANIA CO. WASH
BY Charles Cusack Jr

FEB 14 3 31 PM '96

P. Olsson
AUDITOR
GARY M. OLSON

Charles R. Cusack Jr
Notary Public
Print Name: Charles R. Cusack Jr
My Appointment Expires: 10/28/99