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FILED REQUEST OF
Donald Simpson
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BOOK 76 PAGE 474

24328

PACIFIC NORTH AUDITOR
ROBERT M. JOHNSON

FILED

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON APR 16 1979

FOR CLARK COUNTY

George J. Miller, Clerk, Clark Co.

IN THE MATTER OF THE ESTATE)

NO. 24138

OF)

ORDER APPROVING FINAL REPORT AND
DECREE OF DISTRIBUTION

AGNES M. LALONDE, Deceased.)

This matter coming on regularly for hearing on Monday, April 16,

1979, upon the personal representative's Final Report and Petition for

Distribution, and the personal representative Joseph R. Lalonde appearing

personally in court and being represented by one of his attorneys, Donald

Simpson, and evidence being submitted in support of the Final Report and

Petition for Distribution, and the court having made and entered its

Findings of Fact and Conclusions of Law; now, therefore, it is hereby

ORDERED, ADJUDGED AND DECREED:

1. That the final report of the personal representative of the

above entitled estate be and it is hereby settled and approved; and the

waiver by all the beneficiaries of a cash accounting is approved.

2. That all debts of the estate, all creditor's claims and the

funeral and burial expenses have been paid.

3. That the inheritance tax due the State of Washington was fixed

and determined in the amount of \$10,364.45, and has been paid.

4. That the estate tax due the United States was fixed and deter-

mined in the amount of \$35,713.70, and has been paid.

5. That professional fees are hereby approved and allowed in the

amount of \$4,500.00 for attorneys and \$400.00 for accountants.

6. That the following named persons be and they are hereby adjudged

to be the heirs at law of Agnes M. Lalonde and the only persons named as

beneficiaries in her last will and testament:

Joseph R. Lalonde, husband
Josephine F. McNeil, daughter
William E. Lalonde, son.

7. That Joseph R. Lalonde shall retain as his own property the

uncontract payments received by him during the course of probate until the

Order Approving Final Report and
Decree of DistributionDONALD SIMPSON
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1 date of the final report on file herein; and that the payment of estate
 2 obligations by Joseph R. LaLonde shall be considered as an offset thereto
 3 so that Joseph R. LaLonde shall have no right of reimbursement from the
 4 estate for such expenditures.

5 8. That the following assets be and the same are hereby distri-
 6 buted to Josephine F. McNeil:

7 Real Estate situated in Clark County, Washington,
 8 described as follows:

9 PARCEL 1

10 The Southeast quarter of the Southeast quarter of the
 11 Southeast quarter of Section 36, Township 3 North,
 Range 1 East of the W.M. in Clark County, Washington;
 ALSO,

12 Beginning at the Northwest corner of the above described
 13 tract; thence East 240 feet; thence North 110 feet; thence
 West 240 feet; thence South 110 feet to the true point of
 beginning.

14 EXCEPT that portion described as follows:

15 BEGINNING at the Northeast corner of the East half of
 the Southeast quarter of Section 36, Township 3 North,
 Range 1 East of the W.M., in Clark County, Washington;
 16 thence West 600 feet; thence South 550 feet to a point
 that is 770 feet North of the South line of said Section 36;
 thence East 190 feet to the South line of said Section 36;
 17 thence East 190 feet to the true point of beginning; thence
 East 50 feet; thence South 110 feet; thence Northwesterly
 18 in a straight line to the true point of beginning.

19 EXCEPT that portion conveyed to Joseph R. LaLonde, et ux,
 by Warranty Deed recorded August 28, 1957, recorded under
 Auditor's File No. G 224533; ALSO
 20 EXCEPT that portion conveyed to Josephine F. McNeil, et ux,
 by Statutory Warranty Deed, recorded September 23, 1960,
 21 under Auditor's File No. G 293999.

22 PARCEL 2:

23 BEGINNING at the Southeast corner of Section 36, Township
 3 North Range 1 East of the W.M. in Clark County, Wash-
 24 ington; thence North 135 feet; thence West 170 feet; thence
 Southwesterly to a point on the South line of said Section;
 25 which point is 300 feet West of the point of beginning;
 thence East 300 feet to the point of beginning.

26 Both parcels subject to a life estate for an undivided one-
 27 half interest therein which is hereby distributed to and
 confirmed in Joseph R. LaLonde.

28
 29 9. That the following assets be and the same are hereby distributed
 30 in the following proportions:

31 To Joseph R. LaLonde

50%

32 To William E. LaLonde and Josephine F. McNeil,

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as trustees under and in accordance with the
last will and testament of Agnes M. LaLonde.

Real Property:

In Clark County, Washington:

Parcel 4.

BEGINNING at a point that is 276.76 feet East of the Southwest corner of the Southeast quarter of the Southwest quarter of Section 30, Township 3 North, Range 2 East of the W.M., said point being on the center line of Northeast 119th Street, and running thence East along said center line 276.76 feet; thence North 1325.19 feet; thence West 277.32 feet; thence South 1324.445 feet to the center line of Northeast 119th Street, being point of beginning.

Parcel 5:

The North half of Lot 3, Howland Acres, according to the plat thereof, recorded in Volume "C" of Plats, page 68, records of Clark County, Washington.
EXCEPT the South 200 feet thereof.

Parcel 6:

An undivided one-half interest in and to the following:

Part of the Southeast quarter of the Northwest quarter of Section 18, Township 4 North, Range 3 East of the W.M., described as follows: BEGINNING at a point 1799 feet East of the West line of said Section 18 and on the South line of what is known as the Spring Road; running thence South 120 feet; thence West to the East line of Union Avenue Road; thence North, along the East line of Union Avenue Road, to the South line of the Spring Road; thence Easterly, along the Spring Road to the point of beginning.

Parcel 7:

An undivided one-half interest in and to the following:

The South 50 feet of Lot 7, in Block 1, of Ridgfield, according to the plat thereof recorded in Book "A" of Plats, at page 80, records of Clark County, Washington.

Parcel 8:

The East 300 feet of that portion of Lot 1 of FRUITVALE ACREAGE, lying Northeasterly of the George Sell Road as measured along the North line of said Lot 1.

Parcel 9:

An undivided one-half interest in and to the following:

Lot 4, Block 8, MINNEHAHA PARK ADDITION, according to the plat thereof recorded in Book "C" of Plats, at page 29, records of said County.

ALSO, part of the T. J. Thornton Donation Land Claim in

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Township 2 North, Range 1 East of the W.M., described as follows: BEGINNING at the Southwest corner of Lot 4, Block 8 of Minnehaha Park Addition; and running thence South 50 feet to the Northwest corner of the tract conveyed to Lola J. Moore by deed recorded under Auditor's File No. P 64204; thence East 22 feet, more or less, to intersect a Southerly extension of the West line of the Alley running through Block 8 of Minnehaha Park; thence North, along said West line extended to the Southeast corner of said Lot 4, Block 8, Minnehaha Park Addition; thence West 22 feet, more or less, to the point of beginning. SUBJECT to an easement 20 feet in width across the North end of said tract adjacent to the South line of Lot 4, Block 8, Minnehaha Park Addition. TOGETHER with an easement for ingress and egress over a strip adjoining on the East, being an extension Southerly of the East and West lines of the alley running through Block 8 of Minnehaha Park Addition.

In Skamania County, Washington:

Parcel 11.

An undivided one-third interest in and to the following:

All that part of Lots 4 and 5 lying South of the S.P. & C. RR and State Highway No. 8 right of way, in Section 30, Township 3 North, of Range 10 East of the W.M., containing 31 acres.

Parcel 12.

An undivided one-third interest in and to the following:

- (a) Mining Claim, Chicago No. 1, Sec. 29-T-10-R-6-EWM
- (b) Mining Claim, Chicago No. 2, Sec. 30-T-10-R-6-EWM

In Pacific County, Washington:

Parcel 13.

An undivided one-half interest in and to the following:

Lots 1 to 6, both inclusive, in Block 4; Lots 1 to 6, both inclusive, in Block 5; Lots 1, 2, 3, 5, 6, 7 and 8 in Block 6; and Lots 1 to 6, both inclusive in Block 9, in the plat of Oceanview, filed in Volume D-1 of Plats, at page 12, records of Pacific County, Washington.

In Clark County, Washington:

Parcel 14.

A life estate for the life of Joseph R. Lalonde in a one-half interest in the following described real property:

A portion of the Northeast Quarter of the Southeast Quarter of Section 10, Township 2 North, Range 1 East of the W.M., described as follows: Beginning at the quarter section corner on the East line of Section 10, and running thence North 89° 52'15" West 317 feet; thence South 0°03'08" West 397 feet to the Northeast

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corner of the Bertard C. Adams tract as described in that certain deed recorded under Auditor's File No. G 356320, records of said County; thence North 89° 52' 15" West 110.67 feet to the East line of the Pacific Highway; thence South 6° 56' 15" West along the East line of said Highway 103.0 feet to the Southwest corner of said Adams tract, said point being the true point of beginning of the tract herein described.

Beginning at the true point of beginning as above described and running thence South 89° 52' 15" East 123 feet to the Southeast corner of said Adams tract; thence South 0° 03' 08" West 214.95 feet to the Northeast corner of the E. G. Ditlevson tract as described in that certain deed under Auditor's File No. G 31618, records of said County; thence North 89° 52' 15" West along the North line of said Ditlevson tract, 133.84 feet to the East line of said Highway, thence along the East line of said Highway North 6° 56' 15" East 164.57 feet; thence North 83° 03' 45" West 15 feet; thence North 6° 56' 15" East 50.12 feet to the true point of beginning.

Real Estate Contracts:

2. Title and vendors' interest in contract to sell the following described real estate situated in Clark County, Washington, to-wit:

The South 100 feet of Lot 4 of LaLonde Subdivision Annex as per plat thereof recorded in Volume "F" of Plats, page 54, records of Clark County, Washington.

Contract dated January 8, 1975 from Joseph R. LaLonde and Agnes LaLonde, husband and wife, sellers, to Charles W. Hageman and Billie Ann Hageman, husband and wife, buyers. Buyers interest assigned 11/20/75 to Stanley W. Gennick and Loretta M. Gennick. Payable at \$200.00 per month, 8%.
Principal balance 3/2/79: \$18,928.05

3. Title and vendors' interest in contract to sell the following described real estate situated in Clark County, Washington, to-wit:

Lot No. 11, LaLonde Subdivision Annex Replat as per plat thereof recorded in Volume "G" of Plats, page 26, records of Clark County Washington, being in the Southwest quarter of Section 31, Township 3 North, Range 2 East, W.M.

Contract dated January 8, 1975 from Joseph R. LaLonde and Agnes M. LaLonde, husband and wife, sellers, to Dale LeClair and Linda L. LeClair, husband and wife, buyers. Payable at \$150.00 per month, 8%.
Principal balance 3/2/79: \$17,648.89

4. Title and vendors' interest in contract to sell the following described real estate situated in Clark County, Washington, to-wit:

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The South 100 feet of Lot 3, LaLonde Subdivision Annex, as recorded in Volume "F" of Plats at page 54, records of Clark County, Washington. Subject to an easement in favor of Northwest Electric Company, recorded December 27, 1929, Auditor's File No. C82396.

Contract dated May 13, 1975, from Joseph R. LaLonde and Agnes M. LaLonde, husband and wife, sellers, to Thomas L. Griffith and Adele L. Griffith, husband and wife, buyers. Payable \$170.00 per month; 6%. Principal balance 3/2/79: \$15,724.97

5. Title and vendors' interest in contract to sell the following described real estate situated in Clark County, Washington, to-wit:

The North 150 feet of Lot 6, LaLonde Subdivision, except the East 1/2 feet thereof.
ALSO the East 3 feet of the North 150 feet of Lot 7, LaLonde Subdivision, according to the duly recorded plat thereof recorded in Volume "F" of Plats, at page 77.
EXCEPT an easement for electric power transmission line.

Contract dated July 12, 1974, from J. R. LaLonde and Agnes M. LaLonde, husband and wife, sellers, to Jesse M. Yeager and Luanne L. Yeager, husband and wife, buyers. Payable \$140.00 per month; 7%. Principal balance 3/2/79: \$16,415.83

7. Title and vendors' interest in contract to sell the following described real estate situated in Clark County, Washington, to-wit:

Lot 7, LaLonde Subdivision Annex, a portion of the Southwest quarter of Section 31, Township 3 North, Range 2 East, W.M., according to the duly recorded plat thereof recorded in Volume "F" of Plats, page 54, records of Clark County, Washington.

Contract dated June 5, 1959, from J. R. LaLonde and Agnes LaLonde, husband and wife, sellers, to Dale A. Urban and Regene H. Urban, husband and wife, buyers. Payable \$70.00 per month; 6%. Principal balance 3/2/79: \$ 1,976.24

8. Title and vendors' interest in contract to sell the following described real estate situated in Clark County, Washington, to-wit:

The East 125 feet of Lot 4, Block 3, of LaBerg Tracts, Annex No. 1, according to the plat thereof recorded in Book "F" of Plats, at page 28, records of Clark County, Washington.

Contract dated September 1, 1965 from J. R. LaLonde and Agnes LaLonde, husband and wife, sellers, to Milton G. Richey and Beverly Richey, husband and wife, buyers. Payable \$90.00 per month; 6 1/2%. Principal balance 3/2/79: \$11,342.67

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9. Title and vendors' interest in contract to sell the following described real estate situated in Clark County, Washington, to-wit:

The West 105 Feet of Lot 18 of LaLonde Subdivision Annex, according to the Plat thereof recorded in Volume "F" of Plats, at page 54.

ALSO the East 35 feet of the North 150 feet of Lot 6 of the LaLonde Subdivision, according to the plat thereof recorded in Volume "L" of Plats at page 77. ALSO the East 35 feet of the following: All of that portion of N.E. 102nd Street dedicated with the plat of LaLonde Subdivision, lying Southerly of the South line of N.E. 102nd Street dedicated with the plat of LaLonde Subdivision Annex, more specifically described as follows: BEGINNING at the Northwest corner of Lot 18 of LaLonde Subdivision Annex; thence South along the West line of said Lot 18, 37.28 feet to the Northeast corner of Lot 6, of LaLonde Subdivision; thence North 89° 51' West along the North line of said Lot 6, 94.34 feet; thence along the South line of N.E. 102nd Street on the arc of a curve to the left having a radius of 157.44 feet through a central angle of 42° 53' an arc distance of 102.87 feet; thence on the arc of a curve to the right having a radius of 87.76 feet through a central angle of 0° 29' 23" an arc distance of 0.75 feet to the point of beginning. All tracts SUBJECT to an easement for electric power transmission line.

Contract dated July 1, 1971 from J. R. LaLonde and Agnes LaLonde, husband and wife, sellers, to David W. Kenaston and Barbara A. Kenaston, husband and wife, buyers.
Payable \$140.00 per month; 7%
Principal balance 3/2/79: \$12,965.07

New. Title and vendors' interest in contract to sell the following described real estate situated in Clark County, Washington, to-wit:

Lot 12 of the replat of a portion of LaLonde Subdivision Annex, according to the duly recorded plat thereof, records of Clark County, Washington.

Contract dated October 25, 1976 from Joseph R. LaLonde, individually and as the Executor of the Estate of Agnes M. LaLonde, deceased, seller, to Jimmy David Parks and Deborah Elaine Parks, husband and wife, buyers. Payable \$200.00 per month. 8 1/4%
Principal balance 3/2/79: \$24,244.86

Bank Accounts and Money:

Savings Account No. 2905, Vancouver Federal Savings and Loan Association, in the amount of \$ 3,242.28

Furniture and Household Goods:

Furniture and Household goods located in residence of decedent and surviving spouse

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Other Personal Property:

1969 Buick Electra Automobile
Serial No. 484399H15013

1962 Chevrolet pickup
Serial No. 201440109207

All other unidentified assets of the Estate of
Agnes M. Lalonde

10. Upon completion of distribution and upon filing receipts
therefor, this estate shall be closed and the personal representative
discharged.

Done in Open Court this 16 day of April, 1979.

[Signature]
Judge

Presented by:

[Signature]
Donald Simpson, Of Attorneys, for
Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE FOREGOING
INSTRUMENT OF WRITING FILED BY 88483

[Signature]
5/10/79
Vancouver, W.A.

ATTEST: May 7, 1979

AS RECORDED IN BOOK 76

OF Reed AT PAGE 424

RECORDS OF SKAMANIA COUNTY, WASH.

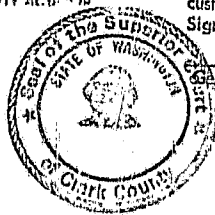
[Signature]
COUNTY CLERK

STATE OF WASHINGTON }
COUNTY OF CLARK }

I, George J. Miller, County Clerk and Clerk of the Superior
Court of Clark County, Washington, DO HEREBY CERTIFY
that this document, consisting of eight 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:

4-17-79
George J. Miller, County Clerk
By [Signature] Deputy



REGISTERED	<input checked="" type="checkbox"/>
INDEXED: DIR.	<input checked="" type="checkbox"/>
INDIRECT	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>
MAILED	<input checked="" type="checkbox"/>

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