

92841

BOOK 80 PAGE 54



State of Washington
Department of Revenue
INHERITANCE TAX DIVISION
Olympia, Washington 98504

For _____ CLARK _____ County

Estate of

JACOB STRAUB

NO PROBATE

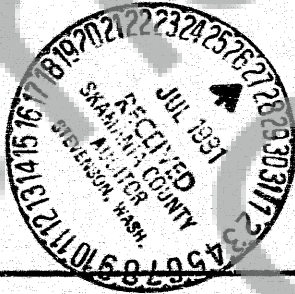
CERTIFICATE OF PAYMENT
OF INHERITANCE TAX

Deceased

The property listed on the schedules attached hereto has been reported to this Division by affidavit, without probate, pursuant to RCW 83.24.010, and the inheritance tax obligation thereon arising from the death of the above-named decedent has been discharged.

This certificate constitutes consent to transfer all assets described herein.

Dated at Olympia, Washington this 6th day of July, 19 81



CAB:jms

Clarence A. Borley
Director Inheritance Tax Division

THE ORIGINAL RELEASE CERTIFICATE SHOULD BE IMMEDIATELY RECORDED WITH THE COUNTY AUDITOR'S OFFICE. CERTIFIED COPIES OF THE CERTIFICATE MAY THEN BE OBTAINED WHEN NEEDED AT ANY LATER DATE.

NEWBY, NEWBY & LANGSDORF
1010 Esther Street
Vancouver WA 98660



State of Washington
Department of Revenue
Inheritance Tax Division
Olympia, Washington 98504

BOOK 80 PAGE 55

INVENTORY OF ASSETS

DATE OF DEATH: 12/4/79

NO PROBATE ESTATE OF Jacob Straub COUNTY OF Clark

| ITEM NO. | DESCRIPTION OF ASSETS (descriptions MUST be typewritten) | ASSESSED VALUE | FAIR MARKET VALUE |
|----------|--|--------------------|-------------------|
| | <p><u>Real Property:</u></p> <p>Residence at 3009 NE 3rd Avenue, Camas, Clark County Washington, containing approximately 5 acres, legally described as follows:</p> <p>That portion of the Northeast quarter of Section 12, Township 1 North, Range 3 East of the Willamette Meridian, in Clark County Washington described as follows: BEGINNING at a point on the North line of the Evergreen Highway that is 250 feet East of the West line of that tract conveyed to Thomas H. Beaune, et ux, as Tract One in that deed recorded in Book 113, page 66; said point being the Southwest corner of that tract of land described in the real estate contract to Jacob Straub and Margaret I. Straub, husband and wife, recorded October 15, 1969 under Auditor's file No. G 544477; thence North along the West line of the Straub tract 240 feet more or less to the true point of beginning; thence West 20 feet; thence North 260 feet more or less to the North line of the David C. Parker Donation Land Claim; thence South 73° 14' East to the Northwest corner of the tract of land conveyed to Jacob Straub and Margaret I. Straub, husband and wife, by deed recorded November 4, 1971 under Auditor's File No. 588453; thence South to the point of beginning. FMV \$83,318.00</p> <p>Subject to mortgage owing to Rainier Mortgage Company, Seattle, Washington, balance owing at date of death being \$ 23,517.02</p> <p>Funeral home located at 325 NE Camas, Clark County, Washington, legally described as follows:</p> | <p>\$53,300.00</p> | <p>59,800.98</p> |



State of Washington
Department of Revenue
Inheritance Tax Division
Olympia, Washington 98504

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INVENTORY OF ASSETS

DATE OF DEATH: _____

NO PROBATE ESTATE OF Jacob Straub

COUNTY OF _____

| ITEM NO. | DESCRIPTION OF ASSETS (descriptions MUST be typewritten) | ASSESSED VALUE | FAIR MARKET VALUE |
|----------|---|-------------------------------------|-----------------------------------|
| | <p>That portion of Lots Three (3) and Four (4), Block Twenty-three (23) Camas, according to the plat thereof, recorded in volume "B" of plats, page 25, records of said County, described as follows:</p> <p>Beginning at the Southeasterly corner of said Block at the intersection of the Northerly line of 3rd Avenue Northeast, and the Westerly line of Northeast Cedar Street; thence Northwesterly along the Easterly line of Lot 4, 72.25 feet; thence Southwesterly parallel to the Northerly line of 3rd Avenue Northeast, 100 feet to the Westerly line of Lot 3; thence Southerly on the Westerly line of Lot 3, 72.25 feet to the Northerly line of 3rd Avenue Northeast; thence Easterly along the Northerly line of 3rd Avenue Northeast, 100 feet to the point of beginning.</p> <p>Parking lot adjacent to funeral home located, in Camas, Clark County, Washington, legally described as:</p> <p>Lots Five (5) and Six (6), Block Eighteen (18), Plat of the Town of LaCamas (now Camas), according to plat thereof recorded in volume "B" of plats page 25, records of said county.</p> <p>Straub Farm, including old house and old barn, located in Clark County, Washington, legally described as follows:</p> <p>Beginning at a point 24.50 chains South of the Southwest corner of Section 14, Township 1 North, Range 4 East of the Willamette Meridian, and running thence North 24 chains and 50 links; thence West 10 chains; thence North 46.72 chains; thence West 22 chains; thence</p> | <p>\$61,000.00</p> <p>32,500.00</p> | <p>74,865.00</p> <p>41,860.00</p> |



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INVENTORY OF ASSETS

DATE OF DEATH: _____

NO PROBATE ESTATE OF Jacob Straub COUNTY OF _____

| ITEM NO. | DESCRIPTION OF ASSETS (descriptions MUST be written) | ASSESSED VALUE | FAIR MARKET VALUE |
|----------|---|----------------|-------------------|
| | South to the North bank of the Columbia River; thence Easterly with the meandering of said river upstream to the point of beginning. Also all of lots numbered 1 and 2, according to government survey in Section 15, Township 1 North, Range 4 East of the Willamette Meridian. Assessed Value: \$162,500.00 - Fair Market Value: \$214,130 - 9/56ths int. | | 34,413.75 |
| | <u>Stocks:</u> 750 shares of stock in Heritage Bank, Camas, Washington, in the name of Jacob Straub and Margaret Straub, certificate No. 0327, at \$25 per share | | \$18,750.00 |
| | 400 shares of Purple Cross Insurance Company, Seattle, Washington, n/o Jacob Straub and Margaret Straub, certificate No. 128, at \$25 per share | | 10,000.00 |
| | 227 shares of Clark Skamania Development Corporation, Camas, Washington, n/o Jacob Straub, Certificates No. 9,20,42,70,94,138,139,168 and 197, book value \$25 per share | | 5,675.00 |
| | 300 shares of Straub's Funeral Home, Inc., Camas, Washington, (150 shares n/o Jacob Straub and 150 shares n/o Margaret Straub) | | 130,200.00 |
| | <u>Contracts and notes:</u> Vendor's interest in real estate contract between Jacob Straub and Margaret I. Straub, as sellers, and James F. Rogers and Trudy Rogers as purchasers, dated June 30, 1974, in the original amount of \$55,000.00, with interest at the rate of 8 1/2% per anum, covering property located in Skamania County | | |



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INVENTORY OF ASSETS

DATE OF DEATH: _____

NO PROBATE ESTATE OF Jacob Straub COUNTY OF _____

| ITEM NO. | DESCRIPTION OF ASSETS (descriptions MUST be typewritten) | ASSESSED VALUE | FAIR MARKET VALUE |
|----------|--|----------------|-------------------|
| | <p>Washington, legally described as follows:</p> <p>A tract of land located in Section 6, Township 1 North, Range 5 E.W.M., and in Section 31, Township 2 North, Range 5 E.W.M., described as follows: BEGINNING at a point marked by an iron pipe which was formerly the center line of a 30 foot road, said pipe being 198.4 feet south and 159 feet west of the section corner common to Sections 31 and 32, Township 2 North, Range 5 E.W.M., and Sections 5 and 6, Township 1 North, Range 5 E.W.M.; thence south 02°00' east 351.9 feet to an iron pipe on the river bank; thence following the meanderings of the Washougal River downstream north 31°22' west 344.0 feet to a point; thence north 42° 05' west 192.0 feet to a point thence north 51°25' west 106.1 feet to a point; thence north 64°59' west 174.0 feet to a point; thence south 67°54' west 59.7 feet to an iron pipe; thence departing from meanderings of said river north 48°54' east 260.2 feet to an iron pipe; thence north 36°45' east 185.0 feet to an iron pipe in the center of a 30 foot used roadway; thence following the center line of said road south 66°24' east 34.1 feet to an iron pipe; thence south 40°41' east 171.7 feet to an iron pipe; thence departing from said roadway south 05°17' east 200.2 feet to an iron pipe; thence south 34°42' east 216.4 feet to the point of beginning.</p> <p>SUBJECT TO: Easements and rights of way for public roads over and across the real estate and reservations of a private roadway as described in deed dated May 16, 1952, and recorded August 19, 1952, at page 384 of Book</p> | | |



State of Washington
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INVENTORY OF ASSETS

DATE OF DEATH: _____

NO PROBATE ESTATE OF Jacob Straub

COUNTY OF _____

| ITEM NO. | DESCRIPTION OF ASSETS (descriptions MUST be typewritten) | ASSESSED VALUE | FAIR MARKET VALUE |
|----------|---|----------------|-----------------------|
| | 35 of Deeds, Records of Skamania County, Washington, by which Fritz W. Tietz and Velma I. Tietz, husband and wife, acquired title to the real estate and other property, as follows: "that said 30 foot road herein described is to be held and used for road purposes for common use of the property here-in described and adjacent thereto." | Interest | 40,019.23 1,929.82 |
| | Promissary note from Dennis Straub to Margaret Straub, dated July 5, 1979, for the sum of \$10,000.00, with interest at the rate of 10% per anum Interest owing at 12/4/79 | | \$10,000.00 416.67 |
| | Promissary note from Richard A. Carroll and Margaret A. Carroll to Jacob n/or Margaret Straub, dated June 14, 1979, in the sum of \$5,000.00 with interest at 10% per anum Interest owing as of 12/4/79 | | 5,000.00 236.15 |
| | Promissary note from Straub's Funderal Home, Inc., dated October 16, 1978 to Jacob and Margaret Straub for the sum of \$5,000.00, interest at 9% per anum Interest due as of 12/4/79 | | 5,000.00 511.25 |
| | <u>Bank Accounts:</u> Riverview Savings and Loan, Camas, WA, account No. 1903-180, Savings certificate n/o Jacob Straub and/or Margaret I. Straub Interest owing at date of death | | 10,983.71 113.52 |
| | Riverview Savings and Loan, Camas, WA, Savings certificate No. 1902-916, n/o Jacob Straub and/or Margaret I. Straub Interest owing at date of death | | 10,791.94 194.99 |



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INVENTORY OF ASSETS

DATE OF DEATH: _____

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|----------|--|-------------------|----------------------|
| | First Federal Savings and Loan, Savings pass-book account No. 6-00-00076-4, n/o Jacob Straub and/or Margaret Straub with right of survivorship, | | 169.88 |
| | First Federal Savings and Loan, Savings certificate No. 6-56-00351-7, n/o Jacob Straub and/or Margaret I. Straub | | 10,046.12 |
| | Heritage Bank, checking account No. 01-20038-3 n/o Jacob Straub or Margaret I. Straub | | 4,191.17 |
| | Heritage Bank, Time certificates of deposit, account No. 118 n/o Jacob Straub or Margaret I. Straub interest owing at date of death | | 10,000.00 417.02 |
| | Heritage Bank, Time certificate of deposit, account No. 1136 n/o Jacob Straub or Margaret I. Straub Interest owing at date of death | | 16,500.00 610.83 |
| | Heritage Bank, Time certificate of deposit, account No. 1140 n/o Jacob Straub or Margaret I. Straub Interest owing at date of death | | 15,000.00 540.74 |
| | Vancouver Federal Savings and Loan, Camas-Washougal Branch, account No. 33100839, IRA certificate, 6 year at 73/4% n/o Jacob Straub, grantor, Margaret Straub, primary beneficiary, John J. and Dennis R. Straub and Margaret A. Carroll contingent beneficiaries Interest owing at date of death | | 5,156.33 68.16 |
| | <u>Furniture:</u> Furniture and household goods | | 1,500.00 |



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|----------|--|----------------|-------------------|
| | <u>Other miscellaneous property:</u> | | |
| | 1/2 interest in fishing boat | | 400.00 |
| | Tools and equipment | | 500.00 |
| | HD-5 tractor | | 4,000.00 |
| | Bolens mower | | 1,800.00 |
| | Insurance on the life of the decedent with Standard Insurance Company, Policy No. 222034, beneficiary Margaret Straub, face amount of policy \$3,000.00 - exempt | | |
| | Insurance on the life of the decedent with Metropolitan Life Insurance Company, Policy No. 20 325 447 A, beneficiary Margaret I. Straub, face amount of policy \$15,000 - exempt | | |
| | amount of accumulated dividends | | 307.70 |
| | amount of post-mortem dividends | | 715.84 |
| | amount of returned premium | | 119.93 |
| | Insurance on the life of the decedent with Metropolitan Life Insurance Company, Policy No. 20 331 006 A, beneficiary Margaret I. Straub, face amount of policy \$1,351.00 - exempt | | |
| | Additional insurance \$1,039.44 - exempt | | |
| | amount of post-mortem dividends | | 89.41 |
| | amount of return premium | | 7.66 |
| | Insurance on the life of decedent with Standard Life Insurance Company, policy 99016, beneficiary Margaret I. Straub, face amount \$5,000 - Exempt | | |
| | Accumulated dividends | | 113.56 |
| | Post mortem dividends | | 86.56 |
| | Returned premium | | 18.48 |

A F F I D A V I T

STATE OF WASHINGTON)
): ss
 COUNTY OF CLARK)

Margaret I. Straub, being first duly sworn on oath, deposes and says:

That this affidavit is for the purpose of supplying information for record pertaining to that certain Community Property Agreement, executed by Jacob Straub and Margaret Straub husband and wife, dated May 24, 1952, and recorded in Skamania County on July 15, 1980 and also to the Estate of Jacob Straub deceased, one the parties to said agreement; and 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 property, located in Skamania County, Washington:

Legally described on Exhibit A attached hereto and by this reference made a part hereof.

FIRST, that Jacob Straub died on or about the 4th day of December, 1979, in Vancouver, WA State of Washington.

SECOND, that the parties to said agreement entered into no subsequent joint wills or agreements which would have the effect of abrogating or nullifying the above mentioned Community Property Agreement.

THIRD, that the community estate of decedent and Margaret I. Straub at the date of death was of the approximate value of \$ 533,617 including the real property above described which had an approximate market value of \$ 42,000.00; that decedent left no separate estate except as follows:

None.

of the approximate value of \$ _____

FOURTH, that all obligations of the community owing at the date of death of decedent, have been paid in full, and all expenses of last sickness and for funeral services have been paid, except as follows: (List, if any, or designate "none")

Vancouver Memorial Hospital, \$130.00

Balance owing on property located in Clark County, Washington, on mortgage to Rainier Mortgage Company, Seattle, Washington, \$23,517.02

FIFTH, that decedent was survived by the following named children or children of deceased children: (List, if any, or designate "none")

Dennis R. Straub, Camas, WA

John J. Straub, Camas, WA

Margaret A. Carroll, Camas, WA

DATED this 2nd day of September, 1980

Margaret I. Straub

SUBSCRIBED and SWORN to before me this 2nd day of September, 1980

Alvin R. Rappaport

Notary Public in and for the State of Washington
residing at Vancouver



Vendor's interest in real estate contract between Jacob Straub and Margaret I. Straub, as sellers, and James F. Rogers and Trudy Rogers as purchasers, dated June 30, 1974, in the original amount of \$55,000.00, with interest at the rate of 8 1/2% per annum, covering property located in Skamania County

Washington, legally described as follows:

A tract of land located in Section 6, Township 1 North, Range 5 E.W.M., and in Section 31, Township 2 North, Range 5 E.W.M., described as follows:

BEGINNING at a point marked by an iron pipe which was formerly the center line of a 30 foot road, said pipe being 190.1 feet south and 159 feet west of the section corner common to Sections 31 and 32, Township 2 North, Range 5 E.W.M., and Sections 5 and 6, Township 1 North, Range 5 E.W.M.; thence south 01°00' east 151.9 feet to an iron pipe on the river bank; thence following the meanderings of the Washougal River downstream north 31°22' west 344.6 feet to a point; thence north 42° 05' west 192.3 feet to a point thence north 51°25' west 166.1 feet to a point; thence north 64°59' west 174.3 feet to a point; thence south 67°54' west 59.7 feet to an iron pipe; thence departing from meanderings of said river north 48°54' east 260.2 feet to an iron pipe; thence north 33°45' east 155.0 feet to an iron pipe in the center of a 30 foot used roadway; thence following the center line of said road south 76°24' east 34.1 feet to an iron pipe; thence south 40°41' east 171.7 feet to an iron pipe; thence departing from said roadway south 35°27' east 260.2 feet to an iron pipe; thence south 34°42' east 216.4 feet to the point of beginning.

SUBJECT TO: Easements and rights of way for public roads over and across the real estate and reservations of a private roadway as described in deed dated May 16, 1952, and recorded August 19, 1952, at page 364 of Book

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"That said 30 foot road herein described is to be held and used for road purposes for common use of the property here-in described and adjacent thereto."

Exhibit "A"