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COT 38005CF

PERSONAL REPRESENTATIVE'S DEED

142 PAGE 479
FILED FOR RECORD
SKAMANIA CO. WASH.
BY CLARK COUNTY TITLE

APR 12 2 35 PM '94

P. Johnson
AUDITOR

GARY M. OLSON

1. **GRANTOR.** The undersigned Grantor, MYRNA D. STOUT, (who took title as MYRNA DUFFY STOUT), is the surviving spouse and the duly appointed, qualified and acting Personal Representative of the Estate of JAMES T. STOUT, Deceased.
2. **ESTATE.** JAMES T. STOUT died on June 26, 1993 and Myrna D. Stout was appointed Personal Representative on July 13, 1993 in the State of Washington Superior Court for Clark County in Cause No. 93-4-00418-5 (the "probate proceedings").
3. **NONINTERVENTION POWERS.** By Order of Solvency entered on July 13, 1993 in the probate proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
4. **DESCRIBED COMMUNITY PROPERTY.** Included among the property of the Estate of James T. Stout, deceased, was James T. Stout's community one-half interest in real property described as follows (the described community property):

A portion of the West half of the Southwest quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:
BEGINNING at a point on the West line of said West half of the Southwest quarter North 00°46'52" East 1164.82 feet from the Southwest corner thereof; thence South 89°13'08" East 300 feet; thence North 00°46'52" East parallel with the West line of said West half of the Southwest quarter 1474.91 feet to the North line of said West half of the Southwest quarter; thence North 89°18'09" West along said North line 300 feet to the Northwest corner of the said West half of the Southwest quarter; thence South 00°46'52" West along the West line of said West half of the Southwest quarter, 1474.48 feet to the point of beginning.

TOGETHER WITH a 60 foot easement on the centerline of which is described as follows:

- 1 -

Registered ☒
Indexed, Dir ☒
Indirect ☒
Filmed ☒
Mailed ☒

016515
REAL ESTATE EXCISE TAX

APR 12 1994
PAID *766.72*
Al Deputy
SKAMANIA COUNTY TREASURER

Glenda J. Kimmel, Skamania County Assessor
By: *JL* Parcel # 1-5-5-608

BEGINNING at a point on the North right of way line of the Belle Center County Road which point is South 89°13'08" East 660 feet from the West line of said Southwest quarter; thence North 00°46'52" East parallel with said West line 867.22 feet; thence North 89°13'08" West 660 feet to the West line of said Southwest quarter.

SUBJECT TO a road maintenance agreement, and the terms and conditions thereof between adjoining property owners dated November 29, 1993; recorded November 29, 1993 under Recording No. 118068, Book 139, page 829;

ALSO SUBJECT TO an easement, and the terms and conditions thereof wherein the Grantee was the Northwest Electric Company for the purpose of electric transmission and distribution line affecting the said premises, dated May, 1912; recorded June 4, 1912 under Recording No. Book N, page 594.

ALSO SUBJECT TO an easement, and the terms and conditions thereof for the purpose of ingress, egress and utilities affecting the South 30 feet as disclosed by instrument recorded under Recording No. Book 71, page 136

AND ALSO SUBJECT TO restrictions for residential usage only and commercial usage prohibited, as disclosed by instrument recorded June 23, 1976, in Book 71, Page 136, Skamania County Deed Records.

5. CONFIRMATION OF SURVIVING SPOUSE'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY. Grantor hereby confirms and quit claims to RUSTY CHRISTENSEN, a single person, an undivided one-half interest in the described community property which interest represents the surviving spouse's one-half interest in the property which was community property of James T. Stout and Myrna D. Stout at the time of the death of James T. Stout.

6. CONVEYANCE OF DECEDENT'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY. Grantor hereby bargains, sells, and conveys to RUSTY CHRISTENSEN, a single person in his separate capacity, an undivided one-half interest in the described community property which interest represents the decedent's one-half interest in the property at the time of decedent's death.

7. LIMITATION OF COVENANTS. Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

DATED: April 11, 1994.

x Myrna D. Stout
Myrna D. Stout, as Personal Representative of the Estate of JAMES T. STOUT, Deceased, and not in her individual capacity

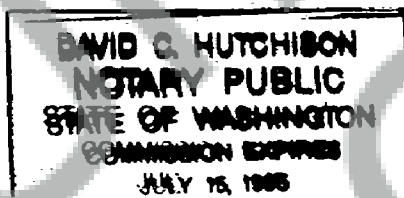
STATE OF WASHINGTON)

County of Clark)

: ss.

I certify that Myrna D. Stout appeared personally before me and that I know or have satisfactory evidence that she signed this instrument as personal representative of the Estate of JAMES T. STOUT, Deceased, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 11th day of April, 1994.



David C. Hutchison
NOTARY PUBLIC FOR WASHINGTON
My Appointment Expires: 7/15/95

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