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FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA COUNTY

APR 21 3 49 PM '94

P. Johnson
AUDITOR
GARY M. OLSON

WHEN RECORDED RETURN TO

Name Linda I. Roberts

Address M.P. EMBL Riverside Drive

City, State, Zip WASHOUGAL, WASH. 98671
SC 72 / 86.31

THE GRANTOR Leta Modene Miles, fka Leta Modene Groepper

Quit Claim Deed

LPB 116 12

for and in consideration of Pursuant to Decree of Partial Distribution, Probate #88 & 000045, and terms of will of Duane Jan Groepper, deceased conveys and quit claims to Linda Irene Roberts, fka Linda Irene Marshall

119239

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the following described real estate, situated in the County of together with all after acquired title of the grantor(s) therein:

Skamania

State of Washington

The Southeast quarter of the Southeast quarter of the Northeast quarter of Section 10, Township 1 North, Range 5 E.W.M. EXCEPT that portion thereof lying Northerly of the Riverside Drive, extending from the State Road 14 Westerly to the West line of the southeast quarter of the Southeast quarter of the Northeast quarter of the said Section 10; EXCEPT that portion thereof lying Southwesterly of Riverside Drive extending from the West line of the Southeast quarter of the Southeast quarter of the Northeast quarter of said Section 10 Southeasterly to the East line of said subdivision.

Grantor is licensed Real Estate Agent in State of WA.

016536
REAL ESTATE EXCISE TAX

Dated April 19, 1994

Leta Modene Miles
fka Leta Modene Groepper

By

President

By

Secretary

STATE OF WASHINGTON

County of Klickitat

I hereby certify that I know or have satisfactory evidence that Leta Modene Miles

is the person(s) who appeared before me

and said person(s) acknowledged that (he, she, they) signed this instrument and acknowledged it to be (his, her, their) free and voluntary act for the uses and purposes mentioned in this instrument

Dated 4/19/94

DEWEY SKEMP
STATE OF WASHINGTON
Notary Public
My Commission Expires 7-03-94
residing at Trout Lake

My appointment expires 7/3/94

STATE OF WASHINGTON

County of

I certify that I know or have satisfactory evidence that

is the person(s) who appeared before

me, and said person(s) acknowledged that (he, she, they) signed this instrument, on oath stated that

authorized to execute

the instrument and acknowledged it as the

of such party for the uses and purposes mentioned in this instrument

Dated

Notary Public in and for the State of Washington

residing at

My appointment expires

Registered

Indexed, Dir

Indirect

Filmed

Mailed

Glenda J. Kimmol, Skamania County Assessor
By: Parcel # 1-5-10-1101

COPY

IN THE SUPERIOR COURT OF WASHINGTON
COUNTY OF KLICKITAT

In re Estate of)	No. 88 4 000045
DUANE JAN GROEPPER,)	PETITION FOR DECREE OF
)	PARTIAL DISTRIBUTION
Deceased.)	(RCW 11.72.006)

The undersigned personal representative of the above-entitled estate declares as follows:

1. The decedent above named died testate on the 2nd day of November 1987, was at that time a resident of Klickitat County, State of Washington, and whose Last Will and Testament, dated the 19th day of May 1987, was admitted to probate on the 19th day of January 1988. Notice to creditors was first published on February 18, 1988 and the last day to file a creditor's claim was June 18, 1988.

2. Each approved creditor's claim which was justly due and properly presented as required by law has been paid or otherwise disposed of by agreement with the creditor as follows: Mutual of Enumclaw, insurer of the decedent has confirmed that the decedent has liability insurance coverage in excess of One Million Dollars to cover the claim of Don Avance as shown in letter dated 2/20/89 and attached hereto as Exhibit A. Don Avance has executed a partial Release of Claim stating that his claim is not in excess of One Million Dollars which is attached hereto as Exhibit B. An

1 action by Don Avance has been filed and is Klickitat Superior
2 Court Case No. 89 2 00081 0.

3 3. It has been determined that no state inheritance or
4 federal estate tax is due as the result of the decedent's death
5 because the total value of the estate was less than \$150,000.

6 4. The following partial distribution of the assets of
7 the estate can be made now to the devisees entitled thereto on
8 final distribution without loss to creditor or injury to the
9 estate or to any interested person:

10	Name	Property
11	Linda I. Marshall	Specific bequest of real
12	4124 SE 30th	property (legal description
13	Portland, OR 97202	attached as Exhibit C)
14	Leta Modene Groepper	Real property at 160 Major
15	160 Major Creek Rd.	Creek Road, Lyle, WA
16	Lyle, WA 98635	(legal description attached
17		as Exhibit D)
18		1978 Volvo Sports Sedan
19		1978 Volvo Sports Sedan
20		1979 Kawasaki 250 Motorbike
21		1987 Kubota Tractor
22		50 shares Major Creek
23		Enterprises, Inc.
24		Household furnishings
25		Midland Life Insurance Policy
26		on life of decedent's daughter,
		Sara Sanko.
		2% interest in Rannells
		Enterprises.
		Personal effects.
		Power Tools.
		Telescope.
		Pencor 3000 Portable Generator.
		Judgment v. Brent Painter.
		All cash remaining in estate
		after administration expenses
		paid.
	/ / /	

1 I certify, under penalty of perjury under the laws of
2 the State of Washington, that the foregoing is true and correct.

3 DATED at Lyle, Washington, this 20th day of November,
4 1989.
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Leta Modene Groepper
Leta Modene Groepper
Personal Representative
160 Major Creek Road
Lyle, WA 98635

Prepared By:
Helen Rives-Hendricks
WSB No.: 14173

Real Property

An undivided one-half interest in house and acreage located in Skamania County, Washington more particularly described as:

The Southeast quarter of the Southeast quarter of the Northeast quarter of Section 10, Township 1 North, Range 5 E.W.M. EXCEPT that portion thereof lying Northerly of the Riverside Drive extending from the State Road 14 Westerly to the West line of the southeast quarter of the Southeast quarter of the Northeast quarter of the said Section 10; EXCEPT that portion thereof lying Southwesterly of Riverside Drive extending from the West line of the Southeast quarter of the Southeast quarter of the Northeast quarter of said Section 10 Southeasterly to the East line of said subdivision.

EXHIBIT C