

122585

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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, as Trustee 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

FILLED FOR RECORD
SKAMANIA CO. WASH
BY *Charles Crack Jr.*

JUN 20 3 03 PM '95
P. Larry
AUDITOR
GARY H. OLSON

#17435
12025
REAL ESTATE EXCISE TAX

JUN 20 1995

PAID *Ex*

SKAMANIA COUNTY TREASURER

Gary H. Martin, Skamania County Assessor
Date 6/20/95 Parcel 6 7-6-35-2-2-118

Reg. Fees ☒
Indexed, Cir ☒
Indirect ☒
Filmed ☒
Valid ☒

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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.

Dated this 15th day of June, 1995.

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

STATE OF WASHINGTON)

County of Clark)

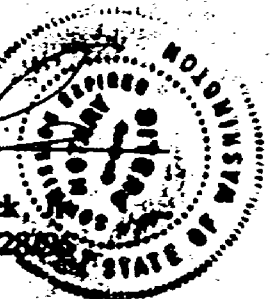
I certify that I now or have satisfactory evidence that R. Isabelle Taylor appeared before me and acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument as the Personal Representative of the Estate of Vernon E. Taylor, deceased, to be the free and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

Dated this 15th day of June, 1995.

Charles R. Cusack, Jr.
Notary Public

Print Name: Charles R. Cusack, Jr.

My Appointment Expires: 10/28/96



Consent:

I, R. Isabelle Taylor, individually, hereby consent to the above transfer.

Dated this 15th day of June, 1995.

R. Isabelle Taylor
R. Isabelle Taylor