

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Perkins Cole

Nov 13 4 37 PM '95

*P. Lowry*  
AUDITOR  
GARY M. OLSON

Filed for Record at Request of:

Perkins Cole  
411 - 108th Avenue N.E., Suite 1800  
Bellevue, Washington 98004-5584  
Attn: Susan C. Lybeck

**PERSONAL REPRESENTATIVE'S DEED**

**123777**

**BOOK 153 PAGE 559**

1. **Grantor.** The undersigned, Lois Elizabeth Kari, acting in a representative capacity as the duly appointed, qualified and acting personal representative of the Estate of Eugene John Kari, Deceased, is the Grantor ("Grantor").

2. **Estate.** Eugene John Kari died on July 19, 1993. On September 8, 1993, the Will of Eugene John Kari dated July 17, 1987 (the "Will") was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Klickitat County in Cause No. 93-4-00043-2 (the "Probate Proceedings").

3. **Nonintervention Powers.** By Order of Solvency entered on September 8, 1993, in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

4. **Described Community Real Property.** Included among the property of the Estate of Eugene John Kari, Deceased, was decedent's community one-half interest in Parcel III and remainder interest in Parcels I, II, IV and V following legal life estate of Rose H. Sheppard (d.o.b. 03/14/1898), in the following-described real property located in Skamania County, Washington:

**PARCEL I**

Lot 5, EXCEPT that portion lying Easterly of Ausplund County Road (County Road #3091); ALL of Lot 6; the Northeast quarter of Lot 7; the East 1/2 of Lot 11 EXCEPT that portion thereof conveyed to Skamania County for Cook-Underwood County Road by instrument dated March 11, 1975 and recorded April 1, 1975 in Book 68 of Deeds at page 620 under Auditor's File No. 78963 and EXCEPT that portion of said East 1/2 of Lot 11 lying Southerly of the South right-of-way line of said Cook-Underwood County Road; Lot 12 EXCEPT that portion thereof conveyed to Skamania County by said Auditor's File No. 78963 above and EXCEPT that portion of said Lot 12 lying Southerly of the South right-of-way of said Cook-Underwood County Road and EXCEPT that portion of said Lot 12 lying Easterly of Ausplund County Road

[BA952260.013]

By *Lois Kari*  
Signed, Gr ✓  
Witness ✓  
Signed  
Witness

17753

**REAL ESTATE EXCISE TAX**

NOV 13 1995

PAID *exempt*  
*SW*

SKAMANIA COUNTY TREASURER

Gary H. Martin, Skamania County Auditor  
Date *11-13-95* Parcel *8* *3-10-17-820*  
*3-10-1100-00*

(County Road #3091); ALL in SEELEY'S SUBDIVISION of the Southwest Quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, according to the recorded plat thereof in the office of the Auditor of Skamania County, Washington.

PARCEL II

ALL that portion of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 19, Township 3 North, Range 10 East, W.M., lying Westerly of the county road known and designated as the Ausplund Road and Northerly of the county road known and designated as the Underwood-Willard Highway.

PARCEL III

That portion of the Northwest Quarter of the Southeast Quarter (NW4SE4) of Section 19, Township 3 North, Range 10 E.W.M., lying westerly of the county road known and designated as the Ausplund Road.

PARCEL IV

An undivided 17/96ths interest in and to the South 7/12 of Government Lots 3 and 4 of Section 18, Township 3 North, Range 10 East of the W.M. (Also known as the West 1/2 of the Southwest 1/4 of said Section 18.)

PARCEL V

An undivided 3/16ths interest in and to the North 5/12 of Government Lots 3 and 4 of Section 18, Township 3 North, Range 10 East of the W.M. (Also known as the West 1/2 of the Southwest 1/4 of said Section 18.)

(the "Described Community Real Property").

5. **Will Provision; Consideration.** The Will of Eugene John Kari provides in Article 3.5 that the residue is given to Lois Elizabeth Kari. The decedent's one-half interest in the Described Community Real Property is included in the residue of the estate. This conveyance is made in consideration of the direction in the Will and the agreement of the beneficiaries.

6. **Non Pro Rata Allocation.** Pursuant to the powers vested in Grantor, as personal representative of the decedent's estate, by RCW 11.02.070, 11.68.090, and 11.98.070(15), on April 14, 1994 Grantor made a non pro rata allocation of the community property contained in the Estate of Eugene John Kari, deceased. All of the decedent's and his surviving spouse's interest in the Described Community Real Property was allocated to Lois Elizabeth Kari.

7. **Confirmation of Surviving Spouse's Community One-Half Interest in Described Community Real Property.** Grantor hereby confirms and quitclaims to Lois Elizabeth Kari an undivided one-half interest in the Described Community Real Property, which interest represents the surviving spouse's one-half interest in the property which was community property of Lois Elizabeth Kari and Eugene John Kari at the time of Eugene John Kari's death.

8. **Conveyance of Estate's One-Half Interest in Described Community Real Property.** Grantor hereby conveys and quitclaims to Lois Elizabeth Kari an undivided one-half interest in the Described Community Real Property (together with all after acquired title of the Grantor therein), which interest represents the decedent's one-half interest in the property at the time of the decedent's death.

Dated Aug. 25, 1995.

Lois E. Kari  
Lois Elizabeth Kari, as Personal Representative  
of the Estate of Eugene John Kari, Deceased,  
and not in her individual capacity

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this 25<sup>th</sup> day of August 1995, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LOIS ELIZABETH KARI, to me known to be the person who signed as Personal Representative of the Estate of Eugene John Kari, Deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



[Signature]  
Notary Public in and for the State of Washington,  
residing at KIRKLAND, KING COUNTY

NANCY J. HAWKINS [Print Name]

My commission expires: 3/9/99