

124951

WARRANTY DEED

BOOK 156 PAGE 404

THE GRANTORS, JAMES RODGERS and MARY RODGERS, husband and wife, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, convey and warrant to ARCHIE M. RODGERS, JR. and ANITA C. RODGERS, husband and wife, the Grantees, the following described real estate, situate in the County of Skamania, State of Washington:

County of Skamania, State of Washington:

Beginning at a point marked by an iron pipe which was formerly the centerline 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 East of the Willamette Meridian, and Sections 5 and 6, Township 1 North, Range 5 East of the Willamette Meridian; thence North 34°39'40" West 216.28 feet to an iron pipe; thence North 5°17'00" West 173.56 feet to the true point of beginning; thence South 36°45'00" West to a point on the Northern boundary of the Washougal River; thence following the meanderings of the Washougal River downstream North 51°25'00" West 72.19 feet; thence North 69°59'00" West 174 feet to an iron pipe; thence South 67°54'00" West 59.7 feet; thence North 48°54'00" East 260.20 feet to an iron pipe; thence North 36°45' East 185 feet to an iron pipe in the center of a 30 foot used roadway; thence following the centerline of said road South 66°24'00" East 34.1 feet to an iron pipe; thence South 40°41' East 171.1 feet to an iron pipe; thence departing from said road South 5°17' East 26.64 feet to the true point of beginning.

DATED this 5TH day of MARCH, 1996.

17990
REAL ESTATE EXCISE TAX

APR 04 1996

PAID 768.00

JW

SKAMANIA COUNTY TREASURER

James Rodgers
James Rodgers
Mary Rodgers
Mary Rodgers
"Grantors"

STATE OF MISSOURI)
) ss.
COUNTY OF TANEY)

On this day personally appeared before me JAMES RODGERS and MARY RODGERS, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5TH day of MARCH 1996.



Wanda Filtingberger
Notary Public in and for the State of Missouri, residing at FORSYTH.
My appointment expires: 8/31/96
WANDA FILTINGBERGER

Wanda Filtingberger Notary Public
Taney County State of Missouri
My Commission Expires Aug. 31, 1996

Indexed
Indexed, Dir
Indirect
Filed
Noted

FILED FOR RECORD
SKAMANIA CO. WASH
BY Roger D. Knapp

APR 4 2 50 PM '96

Olson
AUDITOR
GARY M. OLSON

GARY M. OLSON, Skamania County Auditor
Date 3-27-96 Paid 768.00
Olson 4/1/96

BOOK 156 PAGE 416

6. No taxes imposed by the Washington Estate and Transfer Tax Reform Act of 1981 are due.

7. The decedent was survived by the following persons:

<u>Name</u>	<u>Relationship</u>
Ronald Floyd Shippy	Surviving Spouse
Brenda Helen Woolf	Daughter
Brian Shippy	Son
Sherry Gay Bourdeau	Daughter
Janice Ellen Shippy	Daughter

8. The decedent and the surviving spouse owned real property located in Skamania County and real property located in Pacific County.

9. The fair market value of the real property owned by the decedent and the surviving spouse in Skamania County was \$ 112,000.00 as of the date of death. The legal description is attached hereto as exhibit "C".

10. The fair market value of the real property owned by the decedent and surviving spouse in Pacific County was \$ 115,000.00 as of the date of death. The legal description is attached hereto as Exhibit "D".

DATED this 5th day of April, 1996.

Ronald F. Shippy
RONALD FLOYD SHIPPY

1996.

SIGNED AND SWORN to before me this 5th day of April

MA [Signature]
Notary Public in and for the
State of Washington, residing
at Clark County.

My appointment expires: 9-26-98

AFFIDAVIT IN SUPPORT OF
COMMUNITY PROPERTY AGREEMENT - 2

LAW OFFICE OF
Laurie [Signature]
Lansford, Washington, 2
Broadway East, Suite 300
P.O. Box 1000
Vancouver, Washington 98660
(206) 846-3312

IV. AMENDMENTS, ETC.

4.1 Amendments. This agreement may be amended or revoked by written instrument executed and acknowledged by the spouses. No such amendment or revocation by mutual consent of the spouses shall become effective except by written revocation or amendment.

4.2 Effect of Divorce. Unless otherwise provided in the divorce decree or in the property settlement agreement, this agreement shall be revoked by any decree divorcing the spouses.

4.3 Effect of Incompetency. If prior to the death of either spouse, a legal guardian is appointed over the property of one of the spouses on account of incompetency, the legal guardian may join with the competent spouse in a petition to the court having jurisdiction over the guardianship proceedings for permission to enter into a modification or revocation of this agreement. Hearing on the petition shall be after giving such notice to all interested parties as may be ordered by the court. If, after the hearing, the court deems the proposed modification or revocation to be fair and equitable and affords reasonable protection towards all parties concerned, it may authorize the guardian to execute such modification or revocation on behalf of the incompetent spouse.

4.4 Effect of Domicile Change. Unless otherwise revoked or modified, this agreement shall remain in full force and effect regardless of the state of residence and/or domicile of the spouses at the time of the death of either or both.

J.L.L. _____
Initials

STATE OF WASHINGTON
DEPARTMENT OF HEALTH



BOOK 156 PAGE 426

CERTIFICATE OF DEATH

16		146	
NAME: Joyce Lorraine SHIPPY		SEX: Female	
DATE OF BIRTH: March 5 1928		DATE OF DEATH: June 10 1995	
PLACE OF BIRTH: Los Angeles CA		COUNTY OF DEATH: Skamania	
CITY/TOWN/LOCATION OF DEATH: Stevenson		PLACE OF DEATH: 583 NW Vancouver Ave	
MARRITAL STATUS: Married		SPOUSE: Ronald F Shippy	
OCCUPATION: Deputy Clerk		EMPLOYER: Superior Court	
RESIDENCE: 583 NW Vancouver Stevenson		CITY/TOWN/STATE: Skamania Washington 98648	
FATHER'S NAME: James L Pouncey		MOTHER'S NAME: Lena E Pratt	
DECEASED'S ADDRESS: POB 81 Stevenson WA 98648		FACILITY: GARDNER FUNERAL HOME INC.	
BIRTH: 6/14/95		CITY/TOWN/STATE: Carson WA	
SIGNATURE: <i>R. P. Dineen</i>		ADDRESS OF FACILITY: POB 390 WHITE SALMON WA 98672	
SIGNATURE AND TITLE: <i>Bradley Andersen</i> County Coroner		DATE SIGNED: June 14, 1995	
DATE OF DEATH: June 10, 1995		HOUR OF DEATH: 2045	
NAME AND ADDRESS OF CERTIFYING PHYSICIAN: Bradley Andersen Cor County Courthouse Stevenson WA 98648		MEDICARE FILE NUMBER: 95-0318K	
CAUSE OF DEATH: CORONARY OCCLUSION		INTERVAL BETWEEN ONSET AND DEATH: Minutes	
NATURAL		MEDICAL EXAMINER OR CORONER FILED: Yes	
DATE RECEIVED: June 15, 1995		SIGNATURE: <i>Bradley Andersen</i>	



THIS CERTIFICATE IS VALID ONLY WHEN REGISTERED IN ACCORDANCE WITH RCW 71.05.010 AND 71.05.020.

BOOK 756 PAGE 431

A tract of land located in the Southwest Quarter of the Northwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point 60 rods 10 $\frac{1}{2}$ feet East and 101 rods 13 $\frac{1}{4}$ feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian; thence East 19 rods 14 56 feet; thence North 565 feet to the initial point of the tract hereby described; thence West 164.2 feet; thence North 105 feet; thence East 164.2 feet; thence South 105 feet to the initial point.

Gary H. Martin, Skamania County Assessor

Date 4-5-96 Parcel # 3021-2-900

UM

EXHIBIT A BOOK 156 PAGE 451

BOOK 118 PAGE 42

LEGAL DESCRIPTION

BEGINNING AT A POINT MARKED BY UNITED STATES ENGINEER'S MONUMENT AT THE NORTHWEST CORNER OF GOVERNMENT LOT 12, SECTION 36 TOWNSHIP 3 NORTH RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, WHICH SAID POINT IS SOMETIMES DESIGNATED AS THE CENTER OF SAID SECTION 36; THENCE SOUTH 245 FEET TO THE INITIAL POINT; THENCE FROM SAID INITIAL POINT EAST 126 FEET; THENCE SOUTH 8° 30' EAST 286 FEET; THENCE NORTH 63° 08' EAST TO THE NORTHWEST CORNER OF TRACT NO. 2 OF COLUMBIA HOME TRACTS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY AUDITOR OF SKAMANIA COUNTY, WASHINGTON; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 2 TO THE NORTH LINE OF STATE HIGHWAY 14; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID STATE HIGHWAY 14 TO THE INTERSECTION WITH THE EAST LINE OF GOVERNMENT LOT 10 OF SAID SECTION 36; THENCE NORTH TO A POINT MARKING THE CORNER COMMON TO GOVERNMENT LOTS 10, 11 AND 12 OF SAID SECTION 36; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 10 TO INTERSECTION WITH THE EAST LINE OF THE HENRY SHEPARD D.L.C.; THENCE NORTH TO THE NORTHEAST CORNER OF THE HENRY SHEPARD D.L.C.; THENCE EAST TO THE WEST LINE OF GOVERNMENT LOT 12 AFORESAID; THENCE NORTH TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THAT PARCEL DEEDED TO CLOVIS J. ST. JEAN ET UX BY DEED RECORDED JULY 16, 1963 IN BOOK 51 ON PAGE 429.

ALSO THAT PORTION OF LOT 2 OF COLUMBIA HOME TRACTS DESCRIBED AS:

COMMENCING AT A POINT ON THE NORTH LINE OF STATE HIGHWAY 14, WHICH POINT IS 100 FEET WEST, WHEN MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID LOT 2; THENCE NORTH 477 FEET; THENCE EAST 100 FEET TO LINE OF SAID LOT 2; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG NORTH LINE OF LOT 2 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF LOT 2 TO THE NORTH LINE OF SAID STATE HIGHWAY 14; THENCE EASTERLY ALONG SAID NORTH LINE 108 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ADDITIONAL CONTRACT PROVISIONS

35. DURING 1990 AND 1991 BUYER SHALL NOT PAY MORE THAN \$5000.00 ON PRINCIPAL IN ADDITION TO HIS MONTHLY PAYMENTS.
36. WHEN BUYER HAS PAID A TOTAL OF \$5,000.00 ON PRINCIPAL OF THIS CONTRACT, HE SHALL BE ENTITLED TO A DEED FOR ONE-ACRE OF HIS CHOOSING, PROVIDED THAT SAID ONE-ACRE SHALL NOT OBSTRUCT ACCESS TO THE REMAINDER OF THE PROPERTY.

Book 4-5-96 Parcel # 3-74-36-4-700

STATE OF Montana

COUNTY OF Teton

On this day personally appeared before me

Jacq L. Rowley

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my official seal this

11th day of March 1996

Notary Public for the State of Montana

STATE OF

COUNTY OF

On this day of 19

before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

and to me known to be the President and Secretary, respectively, of

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

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