

BOOK 161 PAGE 464

AFTER RECORDING RETURN TO:

Robert M. Hughes
Attorney at Law
838 S.W. First Ave., Ste. 330
Portland, Oregon 97204

PERSONAL REPRESENTATIVE'S DEED

1. GRANTOR. The undersigned, DAVID CLIFFORD DODGE ("Grantor"), is the duly appointed, qualified and acting Personal Representative of the Estate of Vivian Ruth Dodge, Deceased.
2. ESTATE. Vivian Ruth Dodge died on December 25, 1995. On February 29, 1996 the Will of Vivian Ruth Dodge dated February 2, 1972 (the "Will") was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skamania County in Cause No. 96-4-00002-6 (the "Probate Proceedings").
3. NONINTERVENTION POWERS. By Order of Solvency entered on February 29, 1996, in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
4. DESCRIBED REAL PROPERTY. Included among the property of the Estate of Vivian Ruth Dodge, Deceased, was the decedent's interest in real property located in Skamania County, Washington, described as follows (the "Described Real Property"):

MP03L Claxton Landing, Skamania, Washington 98648

more particularly described in the attached
"Exhibit A"

REAL ESTATE EXCISE TAX
18496

DEC 20 1996

PAID Exempt
Wenah, Deputy
SEAMANIA COUNTY TREASURER

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INDEXED ☒
FILED ☒
SERIALIZED ☒
FBI - NEW YORK

Gary M. Martin, Shaver's County Assessor
Date 12/15/96 Period 2-6-94-1-96 - 5900
9th Lp

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5. WILL PROVISION; CONSIDERATION. The Will provides in Article Four that the residue is given in equal shares to Donna Ruth Sater, Debbie Viola Hockman (Claxton) and David Clifford Dodge. The Described 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. CONVEYANCE. Grantor hereby conveys and quitclaims to each Donna Ruth Sater and Debbie Viola Hockman (Claxton) an undivided one-half (1/2) interest in the Described Property representing a distribution to each Donna Ruth Sater and Debbie Viola Hockman (Claxton) of the estate's interest in the Described Property, together with all after acquired title of the Grantor therein.

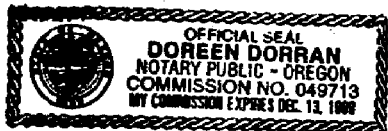
Dated: Dec 9 1996.

David Clifford Dodge
David Clifford Dodge, as
Personal Representative of the
Estate of Vivian Ruth Dodge,
Deceased, and not in his
individual capacity

STATE OF OREGON)
County of Umatilla) ss:

On this day personally appeared before me David Clifford Dodge, to me known to be the individual described in and who executed the within and foregoing instrument as Personal Representative of the Estate of Vivian Ruth Dodge, Deceased, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me on Dec 9th, 1996.



Doreen Dorran
NOTARY PUBLIC in and for the
State of Oregon
My appointment expires: 12-13-99

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A TRACT OF LAND LOCATED IN GOVERNMENT LOT 1 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 30 OF BLOCK ONE OF WOODARD MARINA ESTATES ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD AT PAGES 114 AND 115 OF BOOK "A" OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE WESTERLY 80 FEET ALONG A CURVE TO THE LEFT THE RADIUS OF WHICH IS 250 FEET AND THE RADIUS POINT OF WHICH BEARS SOUTH 02° 53' 50" WEST FROM THE NORTHWESTERLY CORNER OF THE SAID LOT 30; THENCE NORTH 08° WEST 40 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF RIVERSIDE DRIVE AS SHOWN ON THE AFORESAID PLAT, SAID POINT BEING THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE IN A NORTHWESTERLY DIRECTION FOLLOWING THE SOUTHERLY LINE OF RIVERSIDE DRIVE AFORESAID 54.67 FEET TO A POINT NORTH OF THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO C.A. SAMS AND W.L. SAMS BY DEED DATED SEPTEMBER 3, 1936, AND RECORDED MARCH 1, 1937, AT PAGE 204 OF BOOK "2" OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE SOUTH 00° 08' EAST 313.26 FEET; THENCE EAST 85.03 FEET TO A POINT SOUTH 08° EAST FROM THE INITIAL POINT; THENCE NORTH 08° WEST 290.94 FEET TO THE INITIAL POINT;

TOGETHER WITH ALL REAL PROPERTY LYING SOUTH OF SAID TRACT AND WITHIN THE EASTERLY AND WESTERLY LINES OF SAID TRACT EXTENDED SOUTHERLY TO THE MEANDER LINE OF THE COLUMBIA RIVER, AND SHORELANDS OF THE SECOND CLASS CONVEYED BY THE STATE OF WASHINGTON AND FRONTING AND ABUTTING UPON SAID REAL PROPERTY.

More commonly known as:
MP 03L Claxton Landing
Skamania, Washington 98648

REAL ESTATE EXCISE TAX

18496

DEC 20 1996

PAID exempt

W. Deason, Deputy
SKAMANIA COUNTY TREASURER

Exhibit A

Gary H. Martin, Skamania County Assessor
Date 12/15/96 Parcel # 2-6-34-1-9-5300
JH/200