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FILED FOR RECORD  
SKAMIA COUNTY, WASH  
BY *Charles R. Cusack, Jr.*

MAR 7 1 55 PM '97  
*P. Johnson*  
AUDITOR  
GARY H. OLSON

127522

BOOK 163 PAGE 164

1. Document Title: Deed of Personal Representative
2. Reference Nos. of Documents Released or Assigned:
3. Grantor(s) (Last, First, Middle Initial):  
**Steen, Kenneth R., as Personal Representative of the Estate of Frances M. Steen**
4. Grantee(s) (Last First, Middle Initial):  
**Steen, Kenneth R., Individually**
5. Legal Description:  
Abbreviated form (lot, block, plat name, section/township/range):  
**Sec 24, T3NR7EWM**  
Additional legal description is on **Page 3** of document
6. Assessor's Property Tax Parcel Account Number(s): 03 0724001000 00

Gary H. Martin, Skamania County Assessor  
Date 3-6-97 Parcel 03-0724-1000

Exempt  
Indexed, Dir  
Indirect  
Filed  
Noted

REAL ESTATE EXCISE TAX  
18652

MAR - 7 1997

PAID *exempt*

*W. Swann, Deputy*  
SKAMANIA COUNTY TREASURER

DEED OF PERSONAL REPRESENTATIVE


- I. GRANTOR: Kenneth R. Steen, as Personal Representative of the Estate of Frances M. Steen, Deceased
- II. GRANTEE: Kenneth R. Steen, as his separate property
- III. RECITALS:
- A. Kenneth R. Steen and Frances M. Steen, as husband and wife, owned real property located in Skamania County, Washington, and legally described on Exhibit "A" attached hereto.
- B. Frances M. Steen died testate on May 25, 1996. Kenneth R. Steen is the duly qualified and acting Personal Representative of her estate under Clark County Superior Court Case No. 96-4-00596-8. An Order of Solvency was entered in the above-referenced court on October 10, 1996, 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), Kenneth R. Steen, as Personal Representative, made a non-pro rata distribution of the community assets previously owned by Kenneth R. Steen and Frances M. Steen. Pursuant to such non-pro rata distribution, Kenneth R. Steen owns 100% interest in said real property and the Estate of Frances M. Steen owns a 0% interest in the real estate.
- IV. NOW, THEREFORE, the above-named GRANTOR, hereby confirms 100% ownership in the above-named GRANTEE and conveys and warrants to the above-named Grantee any such interest the Estate may have or may hereafter acquire in and to the real property located in Skamania County, Washington, legally described on Exhibit "A" attached hereto.

The liability and obligations of the Personal Representative on behalf of the Estate of Frances M. Steen, deceased, to Grantee and Grantee's successors under the warranties contained herein shall be limited to the amount, nature, and terms of any title insurance coverage available to the decedent under any title insurance policy. The Estate of Frances M. Steen shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to the Estate of Frances M. Steen under any title insurance policy.

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The warranties in this deed bind the Estate of Frances M. Steen, deceased, but do not bind Kenneth R. Steen, personally.

Dated this 19 day of February, 1997.

  
Kenneth R. Steen  
Personal Representative of the  
Estate of Frances M. Steen, Deceased

STATE OF WASHINGTON     )  
                                      : ss.  
County of Clark         )

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

Dated this 19th day of February, 1997.

  
Notary Public

Print Name: Charles R. Cusack  
My Appointment Expires: 10/28/00

Consent:

I, Kenneth R. Steen, individually, hereby consent to the above transfer.

Dated this 19 day of February, 1997.

  
Kenneth R. Steen

County of SKAMANIA <sup>WASHINGTON</sup> and State of Oregon, bounded and described as follows, to-wit:

All of our interest in and to the following described property:-  
Commencing at the center of the Southwest 1/4 of the Southeast 1/4 of Section 24 in Township 3 North of Range 7 East of Willamette Meridian; thence West 330 feet; thence North 660 feet; thence East 330 feet to the intersection with the center line of Flynn-Sawyer Road as surveyed and platted by G.E. Linn, County Surveyor, and now located and established upon said premises; thence following the center line of said County Road in a Southerly direction as follows: South 54° 48' West 30 feet to the Station designated Station 16+85 upon said Flat; thence South 2° 25' West 55 feet; thence South 39° 20' East 90 feet; thence South 24° 15' East 90 feet; thence South 28° 45' East 195 feet; thence South 12° 55' West 155 feet; thence South 41° 35' East 150 feet more or less to the center line of the Southwest 1/4 of the Southeast 1/4 of said Section 24; thence West 235 feet more or less to the point of beginning.  
All in Skamania County, State of Washington.

Gary H. Martin, Skamania County Assessor  
Date 3-6-97 Parcel # 3-9-24-1000

EXHIBIT A