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FILED TO RECORD
SKAMANIA CO. WASH
BY Boyd Gaffney et al

JAN 16 12 40 PM '98

Boyd
AUDITOR
GARY H. OLSON

AFTER RECORDING RETURN TO:

BOYD, GAFFNEY, SOWARDS, ET AL

413 NE Everett Street

Camas, WA 98607

REAL ESTATE EXCISE TAX

19257

JAN 16 1998

PAID exempt

Boyd
SKAMANIA COUNTY TREASURER

PERSONAL REPRESENTATIVE QUIT CLAIM DEED

Grantor: Lucille B. Melcher, as Personal Representative of the
Estate of John F. Melcher, deceased

Grantee: Lucille B. Melcher, a single individual

Legal Description: A parcel of land in the Northwest Quarter of
the Northwest Quarter of Section 34, Township 2 North, Range 5 East
of the Willamette Meridian, described as follows on Exhibit "A"
page 1.

Assessor's Property Tax Parcel Account Number: 02
05 34 2 0 0402 00

Gary H. Martin, Skamania County Assessor

Date 1-16-98 Parcel # 2-5-34-2-402

Boyd

Boyd	✓
Gaffney	✓
Sowards	✓
Boyd	✓
Gaffney	✓
Sowards	✓

RETURN ADDRESS:

Boyd, Gaffney, Sowards
413 NE Everett Street
Camas, Washington 98607

PERSONAL REPRESENTATIVE'S QUIT CLAIM DEED

THE GRANTOR, LUCILLE B. MELCHER, as Personal Representative of the estate of JOHN F. MELCHER, deceased, for and in consideration of distribution of assets of the estate, conveys and quitclaims to LUCILLE B. MELCHER, all interest in the following described real estate situated in Skamania County, Washington as set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

John F. Melcher died testate on May 2, 1991 and LUCILLE B. MELCHER was confirmed as personal representative of his estate under Skamania County Superior Court Probate Cause No. 97-4 000130 on August 13, 1997, and ever since has been and is now the duly appointed, qualified and acting personal representative thereof.

This deed is made pursuant to an Order of Solvency entered in the matter of the estate of John F. Melcher, deceased, and is made

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pursuant to the Order of Solvency entered on August 13, 1997.

Dated this 8 day of January, 1998.

Lucille B. Melcher
Lucille B. Melcher
Personal Representative

STATE OF WASHINGTON)
COUNTY OF CLARK) ss:

This certifies that on this 8th day of January, 1998, personally appeared before me Lucille B. Melcher, Personal Representative of the will and estate of John F. Melcher, deceased, to me known to be the individual who executed the foregoing instrument, and acknowledged same as her free and voluntary act and deed for the uses and purposes therein mentioned.



Debra A. Conner
Notary Public in and for the State
of Washington, residing at Bar Harbor
My commission expires: 4-15-98

EXHIBIT "A"

Real property located at 21 Cathmar Park Lane, Washougal, Skamania County, Washington, further described as follows together with a 1977 (66x14) Mobile Home situated thereon:

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the Southeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 34; thence North 00 degrees 40'49" West along the East line of said subdivision 454.74 feet; thence South 77 degrees 12'20" West 51.40 feet to a point on the South edge of a 60 foot wide driveway, being the initial point of the parcel hereby described; thence continuing South 77 degrees 12'20" West along the South edge of said 60 foot wide driveway 291.95 feet; thence South 08 degrees 06'30" East to intersection with the North edge of the right of way of the Washougal River Road as conveyed to Skamania County by Deed recorded under Auditor's File No. 70977; thence Northeasterly along the North edge of the right of way of said Washougal River Road to a point which bears South 11 degrees 59'08" East from the true point of beginning; thence North 11 degrees 59'08" West 86.32 feet to the initial point of the tract hereby described.

Together with an undivided one-half interest in the Water Pipeline Easement and Water Storage Tank acquired by the Seller by Deed dated February 29, 1972, and recorded at page 809 of Book 63 of Deeds, records of Skamania County, Washington; and together with easement for access road.

SUBJECT TO: An easement for underground electrical transmission and distribution line system with facilities for telephone or television purposes granted to Public Utility District No. 1, of Skamania County a municipal corporation, by Deed dated July 1, 1970, recorded August 14, 1970, in Book 61 of Deeds at page 957, Auditor's File No. 72427, records of Skamania County, Washington.

ALSO SUBJECT TO: An easement granted to Northwestern Electric Company for electric transmission lines by Deed dated August 10, 1940, and recorded September 4, 1940, in Book 28, of Deeds at page 141, Auditor's File No. 29326, records of Skamania County, Washington and except those encumbrances and obligations that my accrue hereafter due to any person other than the Seller. ALSO SUBJECT TO: All other easements and restrictions of record.

Tax Account No: 02 05 34 2 0 0402 00

Value as of date of death: \$80,000.00