

139949

BOOK 205 PAGE 342

FILED FOR RECORD
SKAMIA CO. WASH
BY Barbara Hassell

Dec 20 4 57 PM '00

G. Lowry
AUDITOR
GARY H. OLSON

AFTER RECORDING MAIL TO:

Name Barbara C. Hassell
Address 2949 S. Tongass Hwy.
City/State Ketchikan, AK 99901
Phone: (907) 225-2041

Document Title(s): (or transactions contained therein)

1. ~~Statutory Warranty Deed~~
2. Affidavit/Lack of Probate, Death Certificate &
3. Will
- 4.

Reference Number(s) of Documents assigned or released:

Parcel No. 04-09-26-0-0-0700-00

☐ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. Hassell, Joe R.
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. ~~Barbara C.~~
2. Hassell, Barbara C.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

A Parcel of Land in Section 26, Township 4 North, Range 9 East, of the
Willamette Meridian, in the County of Skamania, State of Washington,
described fully on Deed.

☐ Complete legal description is on page 5 of document

Assessor's Property Tax Parcel / Account Number(s):

21790

Book 63/ Page 214

WA-1

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

First American Title
Insurance Company

(this space for title company use only)

REAL ESTATE EXCISE TAX

21258

DEC 19 2000

PAID

exempt

W. R. R. R.
SKAMANIA COUNTY TREASURER

AFFIDAVIT

Lack of Probate

State of Washington

County of Skamania

Barbara C. Hassell, being first duly sworn, deposes and says:

1. The undersigned affiant is the wife of Jack R. Hassell
(relationship to decedent) (decedent)
 who died 3-1, 1998, at Ketchikan
(date of death) (year) (city)
 State of Alaska, then being a legal resident of Ketchikan
(county) Alaska (city)
(state)

AFFIANT MUST PROVIDE A DEATH CERTIFICATE OF DECEDENT

2. Check the appropriate box below:

Gary H. Martin, Skamania County Assessor
 Date 12/1/98 Parcel # 4-1-26-700

☐ Decedent and surviving spouse executed a Community Property Agreement dated _____, a copy of which is attached hereto.

☐ Decedent left no last Will.

☒ Decedent left a last Will which has neither been probated nor revoked; a copy of which is attached hereto.

☐ Decedent left a Will which was probated in _____ County, State of _____ A copy of an Order Admitting Will to Probate, Decree of Distribution or equivalent court documentation is attached hereto.

3. The heirs at law of the decedent, including spouse, natural or adopted children, children of any predeceased child, brothers and sisters, and any surviving parents are as follows:

David Joe Hassell 45 son Ketchikan, AK
(full name) (age) (relationship) (residence)

HEIRS AT LAW (continued)

Clark R. Hassell	41	Son	Ketchikan, AK
(full name)	(age)	(relationship)	(residence)

(attach additional page for additional names)

4. All debts of the decedent and/or the marital community, including, but not limited to all expenses due to decedent's last illness, funeral and burial, and all applicable federal and state succession or inheritance taxes have been fully paid, except as follows:
5. The decedent ☐ had ☒ had never received from the State of Washington assistance consisting of nursing facility services, home and community-based services, related hospital and prescription drug services, or any other type of medical assistance.
6. As of the date of death, the value of all community property of the decedent was approximately \$36,500. The value of all separate property of the decedent was approximately \$.
7. Other facts regarding the decedent, decedent's estate, or matters which pertain to the current transaction:

BOOK 205 PAGE 345

THIS AFFIDAVIT IS MADE TO INDUCE FIRST AMERICAN TITLE
INSURANCE COMPANY (THE COMPANY) TO ISSUE ITS POLICIES OF
TITLE INSURANCE ON REAL PROPERTY PASSING TO THE AFFIANT(S) IN
RELIANCE UPON THE REPRESENTATIONS SET FORTH ABOVE. AFFIANT
AGREES TO INDEMNIFY AND HOLD THE COMPANY HARMLESS FROM
LOSS OR DAMAGE WHICH IT MAY SUFFER AS A RESULT OF SAID
RELIANCE.

Barbara C. Hassell
Affiant's Full Name

10-6-00
Date

Affiant's Full Name

Date

STATE OF WASHINGTON,)
COUNTY OF Skamania) ss.

On this day personally appeared before me Barbara C. Hassell to me
known to be the individual 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 use and purposes therein mentioned.

GIVEN under my hand and official seal this 6 day of October, 2000.

Notary Public
State of Washington
JAMES R COPELAND, JR
MY COMMISSION EXPIRES
September 13, 2003

[Signature]
Notary Public in and for the State of
Washington, residing at Skamania
My appointment expires 9-13-03

BOOK 205 PAGE 346

TYPEPRINT IN PERMANENT BLACK INK		BIRTH CERTIFICATE NUMBER		150		STATE FILE NUMBER	
RECORDED NO.		98-17		DATE RECEIVED			
1. DECEASED'S NAME (Last, first, middle)		Joe R. Hassell		2. SEX		H	
3. SOCIAL SECURITY NUMBER		73		4. DATE OF BIRTH (Month, Day, Year)		12/7/24	
5. PLACE OF BIRTH (City, State, Country)		Washington		6. DATE OF DEATH (Month, Day, Year)		3/1/98	
7. PLACE OF DEATH (City, State, Country)		Ketchikan		8. DATE OF DEATH (Month, Day, Year)		3/1/98	
9. DECEASED'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use abbreviations)		Heavy Equipment Operator		10. DECEASED'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use abbreviations)		Construction	
11. DECEASED'S RESIDENCE (City, State, Country)		Alaska		12. DECEASED'S RESIDENCE (City, State, Country)		Ketchikan	
13. DECEASED'S RESIDENCE (City, State, Country)		Ketchikan		14. DECEASED'S RESIDENCE (City, State, Country)		2949 S. Tongass	
15. DECEASED'S RESIDENCE (City, State, Country)		Ketchikan		16. DECEASED'S RESIDENCE (City, State, Country)		2949 S. Tongass	
17. DECEASED'S RESIDENCE (City, State, Country)		Ketchikan		18. DECEASED'S RESIDENCE (City, State, Country)		2949 S. Tongass	
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85. DECEASED'S RESIDENCE (City, State, Country)		Ketchikan		86. DECEASED'S RESIDENCE (City, State, Country)		2949 S. Tongass	
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97. DECEASED'S RESIDENCE (City, State, Country)		Ketchikan		98. DECEASED'S RESIDENCE (City, State, Country)		2949 S. Tongass	
99. DECEASED'S RESIDENCE (City, State, Country)		Ketchikan		100. DECEASED'S RESIDENCE (City, State, Country)		2949 S. Tongass	

ORIGINAL STATE COPY

ATTEST
Clerk - Trial Courts
State of Alaska
Ketchikan
9/5/00

205 347

73788
Transamerica Title Insurance Co

A Service of
Transamerica Corporation

Filed for Record at Request of

Name _____

Address _____

City and State _____

REGISTERED	<input checked="" type="checkbox"/>
INDEXED OR	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPLETED	<input checked="" type="checkbox"/>
MAILED	<input checked="" type="checkbox"/>

COUNTY OF SCLAMANIA	
INSTRUMENT IDENTIFY INSTRUMENT BY	
INSTRUMENT OF RECORD FILED IN	
AT 135 Aug 18 1971	
WAS RECORDED IN BOOK 63	
OF RECORDS AT PAGE 347	
RECORDS OF SCLAMANIA COUNTY, OREGON	
FILED IN INSTRUMENT	
FILED IN INSTRUMENT	

Statutory Warranty Deed

73788

THE GRANTOR ESTELLE DAVISON, a widow,

for and in consideration of One Dollar, Love and Affection,

in hand paid, conveys and warrants to JLE H. HASSELL and RARPA C. HASSELL, husband and wife,

the following described real estate, situated in the County of Sclamania, State of Washington:

A Parcel of land in Section 26, Township 4 North, Range 2 East, of the Willamette Meridian, in the County of Sclamania, State of Washington, described as follows:

Beginning at the Northeast corner of the Southeast quarter of the Southwest quarter of said Section 26; thence North 69° 31' 20" West along the North line of said Southeast quarter of the Southwest quarter 358.57 feet to the centerline of the County Road, which point is the true point of beginning for the tract herein described; thence South 19° 18' 25" East along the centerline of said County Road 343.24 feet; thence South 70° 11' 34" West 27.00 feet to a 1/2 inch iron rod; thence continuing South 70° 31' 34" West 559.54 feet to a 1/2 inch iron rod; thence continuing South 70° 31' 34" West approximately 40 feet to the center of the Little White Salmon River; thence Northerly along the center of the Little White Salmon River approximately 290 feet to the most Southerly line of Big Cedar County Park; thence South 69° 31' 20" East along the most Southerly line of Big Cedar County Park approximately 120 feet to the westerly Southeast corner thereof; thence North 69° 25' 37" West 247.47 feet along the boundary of said Park to an interior corner thereof; thence South 69° 31' 20" East along the boundary of said Park 27.00 feet to the true point of beginning.

EXCEPT County Roads.

No. 832
TRANSACTION EXCISE TAX

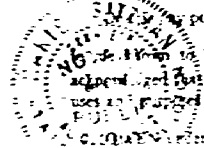
AUG 18 1971

Amount Paid \$2.00
By *Estelle Davison*
Sclamania County, Oregon



County of Sclamania

personally appeared before me ESTELLE DAVISON, a widow,



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

GIVEN UNDER my hand and official seal this 18th day of August, 1971.

Last Will and Testament

OF

JOE R. HASSELL.

I, JOE R. HASSELL, of Ketchikan, Alaska, over the age of twenty-one years, considering the uncertainty of life and the certainty of death, and being of sound mind and disposing memory and not acting under duress, menace, fraud or undue influence of any person whomsoever, do make, publish, and declare this my Last Will and Testament, hereby expressly revoking all former wills and codicils to wills by me made.

FIRST: I order and direct that all my just debts be paid by my executrix hereinafter named, with convenient speed, and in the order of their priority under the law.

SECOND: I hereby declare that my funeral services shall be conducted without undue ceremony or ostentation, but with proper regard for my station in life and the circumstances of my estate.

THIRD: I hereby expressly provide, order and direct that all the estate of which I may die possessed shall be settled in a manner provided in this my Last Will and Testament by my executrix hereinafter named, without the intervention of any court, and in such manner as to her may seem advisable, with full power to sell, convey and transfer any or all of the real or personal property belonging to my estate, without the intervention of any court for that purpose, and without notice or confirmation, at such price and upon such terms and conditions as to her may seem just; that no letters testamentary or of administration, or bond of any kind shall be required by my executrix hereinafter named, upon the sale of real property or otherwise except as expressly provided and required by existing law; that after the probate of this will, the filing of an inventory, order of solvency and publication of notice to creditors, as required by existing law, that all of my estate shall be held, managed and settled without the intervention of any court; and that all rents, issues and profits derived

therefrom, as well as the proceeds arising from the sale thereof and all increments of the same, shall be held and managed by my executrix hereinafter named, as trustee for the persons and uses hereinafter specified.

FOURTH: I hereby nominate and appoint BARBARA C. HASSELL, my wife, as the executrix of this my Last Will and Testament, to serve without bond or the intervention of any court as hereinabove more fully specified.

FIFTH: I hereby give, devise and bequeath my estate as follows:

1. To my sons, Dan Joe Hassell and Clark Raymond Hassell, of Ketchikan, Alaska, I leave One Dollar (\$1.00) each.
2. To my beloved wife, Barbara C. Hassell, I give, devise and bequeath all the rest, residue and remainder of my estate, both real and personal, of which I die possessed, or over which I have power of disposition.

SIXTH: In the event that any person shall contest this will or attempt to establish that he or she is entitled to any portion of my estate or to any right as an heir to me, I give and bequeath to such person the sum of Five Dollars.

SEVENTH: In the event that my wife, Barbara C. Hassell, and I should die simultaneously, or under circumstances whereby it is impossible to determine which predeceased the other, I hereby give and bequeath unto my mother-in-law, Lois DeWater, of Vancouver, Washington, the following:

- (a) Set of Community Plate Silverware, Queen Bess pattern, settings for 12.
- (b) Chest of International Sterling Silverware, Prelude pattern, settings for 8, excepting 2 knives.
- (c) Crosley electric range, double oven, four burner.

/Two/

- (d) Coldspot deepfreezer, 18.2 cubic foot, upright.
- (e) Miscellaneous electric appliances.
- (f) Miscellaneous jewelry.

All of the rest, residue and remainder of my estate, both real and personal, wheresoever situate, of which I die possessed, or over which I have power of disposition, I give, devise and bequeath to my sons, Dan Joe Hassell and Clark Raymond Hassell, respectively, share and share alike, per capital and not per stirpes.

And in case of our deaths as aforesaid, I nominate and appoint L. EDWARD KONDZEIA, of Ketchikan, Alaska, to be the executor of this will, to serve without bond, and with all the powers hereinabove granted in paragraph Third; and I nominate and appoint LOIS DE WATER, of Vancouver, Washington, as guardian of said Dan Joe Hassell and Clark Raymond Hassell, to serve without bond.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17 day of June, 1959.

Joe R. Hassell (SEAL)
Joe R. Hassell

The foregoing instrument, consisting of three (3) pages, of which this is the last, was on the 17 day of June, 1959, signed, sealed and published by JOE R. HASSELL and declared to be his last Will and Testament, in the presence of each of us, who at his request, and in his presence, and in the presence of each other, have subscribed our names as witnesses thereto.

Robert A. James
Residing at Ketchikan, Alaska
William J. James
Residing at Ketchikan, Alaska

Codicil, dated 7/16/81, to the Last Will and Testament of Joe R. Hassell, which is dated the 10th day of June, 1959, the following changes, additions, and deletions are noted:

SEVENTH: In the event that my wife, Barbara C. Hassell, and I should die simultaneously, or under circumstances whereby it is impossible to determine which predeceased the other, I hereby give and bequeath to my sons, Dan Joe Hassell, and Clark Raymond Hassell, all items that are listed under a, b, c, d, e, and f, to use, dispose of, or sell as they deem fit.

All of the rest, residue and remainder of my estate, both real and personal, wheresoever situate, of which I die possessed, or over which I have power of disposition, I give, devise and bequeath to my sons, Dan Joe Hassell and Clark Raymond Hassell, respectively, share and share alike, per capita and not per stirpes.

And in case of our deaths as aforesaid, I nominate and appoint my eldest son, Dan Joe Hassell, of Ketchikan, Alaska, or wherever he may be at the time of my death, to be the executor of this will, to serve without bond, and with all the powers hereinabove granted in paragraph Third; and in the event of my son's, Dan Joe Hassell, demise before that of my son, Clark Raymond Hassell's, I nominate and appoint him, Clark Raymond Hassell, to be the executor of this will, to serve without bond, and with all the powers herein above granted in paragraph Third.

Joe R. Hassell
Joe R. Hassell

This codicil, consisting of this one (1) page, was on the 17 day of July, 1981, signed, sealed and published by Joe R. Hassell and declared to be his last codicil to his Last Will and Testament, in the presence of each of us, who at his request, and in the presence of him, and in the presence of each other, have subscribed our names at witnesses thereto.

Robert E. Smith
Residing at Ketchikan, Alaska

Clara L. Smith
Residing at Ketchikan, Alaska