

141887

BOOK 213 PAGE 109

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

AUG 2 12 43 PM '01

P. Lawry
AUDITOR
GARY H. OLSON

AFTER RECORDING MAIL TO:

Name _____

Address _____

City/State _____

SCR 24069

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

1. *Death Certificate*
2. *TRUST*
- 3.
- 4.



**First American Title
Insurance Company**

(this space for title company use only)

Reference Number(s) of Documents assigned or released:

Additional numbers on page _____ of document

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

1. *Caldwell, Agnes Nellie*
- 2.
- 3.
- 4.

Additional names on page _____ of document

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

1. *MOFFORD, Clifford Trustee*
2. *MOFFORD, Julia*
- 3.
- 4.

Additional names on page _____ of document

REAL ESTATE EXCISE TAX

216.76

AUG - 2 2001

PAID *[Signature]*
SKAMANIA COUNTY TREASURER

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

Sec 18, T2N, R5E

Complete legal description is on page *5* of document

Assessor's Property Tax Parcel / Account Number(s): *02-05-19-2-0-010*

02-05-18-0-0-800
801
802
1000

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.

300304

SCR 24069

CERTIFICATE OF DEATH

Name: Nellie CALDWELL
Sex: Female
Date of Birth: June 12, 1932
Place of Birth: Portland, Oregon
Residence: 8112 S.E. Riverview Lane, Vancouver, WA 98604
Occupation: Automobile Dealer
Marital Status: Widowed
Spouse: Clifford Hafford
Funeral Home: Loyag's Funeral Home
Physician: David Peck, M.D.
Cause of Death: SCIZURE DISORDER, POSS-SEC CAUSE
Time of Death: 7/1/99
Time of Day: 1100
Signature: P. Hafford, MD
Date: JUL 01 1999

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

DECLARATION OF TRUST
of
AGNES NELLIE CALDWELL

THIS DECLARATION OF TRUST, dated this 14th day of January, 1998,
between AGNES NELLIE CALDWELL, a single woman, hereinafter referred to as
"Settlor" and AGNES NELLIE CALDWELL, herein referred to as "Trustee".

ARTICLE I

TRUST PROPERTY AND TRUST NAME

The Settlor has conveyed, transferred and delivered to the Trustee the property
itemized on Schedule A, attached hereto and made a part hereof, together with such other
property of any kind which may from time to time hereafter be transferred or delivered to
the Trustee for inclusion herein. The assets of this trust are the separate property of the
Settlor and hereafter shall be referred to as the "Trust Estate".

The name of this trust is the Revocable Living Trust Agreement of Agnes Nellie
Caldwell.

ARTICLE II

IDENTIFICATION OF BENEFICIARIES

The Settlor declares that she is a widow. Her husband, CLAIR R. CALDWELL,
died February 15, 1982. The Settlor has no children nor any deceased children with
lineal descendants now living.

Unless some other meaning and intent are apparent from the context, Settlor
intends that the plural shall include the singular and vice versa, that masculine, feminine
and neuter words shall be used interchangeably and that "heirs" shall be determined by
the then-existing laws of the State of Washington controlling the intestate succession of
separate real property.

DECLARATION OF TRUST OF
AGNES NELLIE CALDWELL - Page 1

(Signature)
(Initials)

JACKSON, JACKSON & KURTZ, INC. IS
ATTORNEYS AT LAW
P.O. Box 94 - 708 East Main, Suite 302
Seattle, Washington 98101
(206) 467-7106

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

ARTICLE III
SUCCESSOR TRUSTEES

Upon the death or incapacity of the Settlor, the successor trustee shall immediately become the trustee of the Trust Estate. In the event of the death, resignation or incapacity of all successor-trustees named herein, the presiding judge of the Superior Court of Clark County, Washington, shall appoint another successor-trustee. Each successor-trustee shall succeed to and be vested with all rights, privileges and powers granted to the original trustee, and shall not be required to post bond.

The successor-Trustee shall be CLIFFORD MOFFORD and JULIA MOFFORD. In the event both CLIFFORD MOFFORD and JULIA MOFFORD shall fail or cease to act for any reason, then CURT MOFFORD and JERRY MOFFORD. In the event CURT MOFFORD and JERRY MOFFORD are unable to act for any other reason, then CINDY BLAND and PEGGY COBB. If both CINDY BLAND and PEGGY COBB are unable to act, then VIRGINIA MOFFORD and PHYLLIS REEDER.

Trustor directs that there be two successor-Trustees serving at all times. If any individual in a pair of Trustees is unable to act, the remaining Trustee in that pair of Trustees shall appoint a Trustee from any of the successor Trustees named herein. It is not required that the successor-Trustee be appointed in the order set forth herein. Settlor has great faith in all the trustees named herein and specifically grants any acting trustee authority to appoint among the trustees any trustee to replace him or to serve jointly with him.

ARTICLE IV
RIGHTS RESERVED BY SETTLOR

Settlor reserves the right, at any time not so determined to be incompetent, to:

- A. Add other property acceptable to the Trustee to the Trust Estate.
- B. Amend this Agreement in any respect, provided that any amendment shall not affect the duties and responsibilities of the Trustee without her written consent.
- C. Revoke this Trust or withdraw at any time any part, or all of the Trust Estate upon reasonable notice to the Trustee, subject, however, to any obligations that the Trust may have incurred prior to revocation.

DECLARATION OF TRUST OF
AGNES NELLIE CALDWELL - Page 2

 (Initials)

JACKSON, JACKSON & KURTZ, INC. PC
ATTORNEYS AT LAW
P.O. Box 96 - 7th Floor, Suite 100
Spokane, Washington 99201
(509) 467-7106

EXHIBIT 'A'

PARCEL I

Gary H. Martin, Skamania County Assessor 18 00 1800 00
Date 8-2-01 Parcel # 02 05 19 200 110 00
02 05 19 0008 00 00
0801
0802

Lot 41 Skamania Highlands, recording to the recorded plat thereof recorded in Book A of plats, Page 140, in the County of Skamania, State of Washington.

PARCEL II

The Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 18, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT therefrom the following, BEGINNING at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 18; thence East 408 feet; thence North 560 feet; thence West 408 feet; thence South 560 feet.

PARCEL III

The Southwest Quarter of the Southwest Quarter of Section 18 Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT that portion conveyed to Kenneth D. Haddleston et ax by instrument recorded in Book 51, Page 754 and in Book 65, Page 560.

PARCEL IV

All that portion of the Northwest Quarter of the Southwest Quarter of Section 18, Township 2 North, Range 5 East of the Willamette Meridian, lying Southeasterly of County Road 1118 designated as the Skamania Mines Road.

PARCEL V

A tract of land located in the Southeast Quarter of the Southwest Quarter of Section 18, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of the said Section 18; thence East 408 feet; thence North 560 feet; thence West 408 feet; thence South 560 feet to the point of beginning.

EXCEPT that portion lying within Skye Road.