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AFTER RECORDING MAIL TO:	J. MICHAEL GARVISON	
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Additional names on page of document	SKAMANIA COUNTY TREASURER	7
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Complete legal description is on page 2 of do	cument	
sessor's Property Tax Parcel / Account Number(s): C	Sept.	
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accuracy or completeness of the indexing information provide	d herein.	1

#### EXHIBIT 'A"

The West half of the Southwest Quarter of Section 27, Township 2 North, Range & East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT Public Roads.

ALSO EXCEPT that portion lying Southeasterly of the Washougal River Road as recorded in Book 72, Page 193.

Gary H. Martin, Skamania County Assessor
Oate Parcel # 2-5-21 - 1360

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## AFFIDAVIT

State of Washington
County of Skamania
David N. Cavanagh, being first duly sworn, deposes and says:
1. The undersigned affiant is the husband Cathorine
decedent who died March 1 (decedent)
State of California (date of death)  (date of death)  (terr)  (terr)
Solano California (city)  (county)  (county)
AFFIANT MUST PROVIDE A DEATH CERTIFICATE OF DECEDENT
2. Check the appropriate box below:
[ ] 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
of A copy of an Order Admitting Will to Probate, Decree of Distribution or equivalent court documentation is attached hereto.
description 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 sisters.
children of any predeceased child, brothers and sisters, and any surviving parents are
Carolyn Clark-Bennett niece Washough WA

#### HEIRS AT LAW (continued)

Marily Cla	56 (apr)	SiSter (reintionship)	Beech Gresidence)	ove,IV
(full name)	(age)	(relationship)	(residence)	£
(full name)	(age)	(relationship)	(residence)	-/)
(full name)	(age)	(relationship)	(residence)	V

(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

- 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 \$ 55,000. 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

Marilyn Clark & Carolyn Clark-Bennett are to inherit Catherines 3 share of CMC Tree Farm equally.

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.

Affiant's Full Name

Date

Dat

# COUNTY of SOLANO HEALTH AND SOCIAL SERVICES DEPARTMENT 355 TUOLUMNE ST. VALLEJO, CALIFORNIA 94590 BOOK 226

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THOMAS L. CHARRON, M. D. HEALTH OFFICER AND LOCAL REGISTRAR

## Cast Mill and Testament

CATHERINE ELIZABETH CAVANAGH

ARTICLE ONE

DECLARATIONS

I, CATHERINE ELIZABETH CAYANAGH, declare the following:

Iestamentary Intent: This document is my Will, and I revoke all other Wills and Codicils that I have previously made.

Family Declarations:

Residence: El Sobrante, Contra Costa County, California

SPOURE: DAVID NATHAN CAVANAGH

Minor Children Living: None

Adult Children Living: None

Predeceased Children or Descendants: Mone

Former Morriages:

Parents Living:

Sister Myine:

MARILYN ELOISE CLARK, now residing in Beech Grove,

Other siblings - Living or Deceased:

Meices and Nephews:

CAROLYN SUE BENNETT, now residing in Beech Grove,

#### ARTICLE TWO GIFTS

- I give the Fanning and Schwartz family items to my sister, MARILYN ELOISE CLARK, and to my neight CAROLYN SUE BENNETT, both now residing in Seech Grove, Indiana, or their Heirs by right of representation, share and share alike.
- B. I leave all of my remaining personal property and all of my real property to my Husband, DAVID NATHAN CAYANAGH, if he survives me for 90 days. If he does not survive me I leave all my property whether real or personal to my sister, MARILYN ELOISE CLARK, and to my neice, CAROLYN SUE BENNETT, or their heirs by right of representation, share and share alike. 1/4.5,

#### ARTICLE THREE OFFICE OF EXECUTOR

#### Mominations:

I nominate as executor and as successor executor of this Will those named below. Each successor executor shall serve in the order designated if the prior designated executor fails to qualify or ceases to act. The term "executor" shall include any personal representative of the estate.

First: My Husband, DAVID NATHAN CAVANAGH

Second: My Sister, MARILYN ELOISE CLARK

Third: L. MILES SNYDER

#### Bond--Waiver:

I request that the court not require bond of any executor nominated in this Will.

#### Independent Administration -- Permitted:

The executor may administer my estate under the California Independent Administration of Estates Act.

#### Retain Assets and Exculpation:

The executor shall have the power to retain any asset of the estate, including unproductive, speculative, or fluctuating assets. The executor shall not be liable for any resulting losses unless the executor acts in bad faith, willful misconduct, or gross negligence.

#### Sell Assets:

The executor shall have the power to sell, with or without notice, at either public or private sale, for cash or terms, any property of my estate as the executor, in the executor's reasonable discretion, considers necessary for the proper administration and distribution of my estate.

#### Legse Property:

The executor shall have the power to lease all or any property of my estate on such terms that the executor considers proper.

## Distribution of Property--In Kind, Non Prorate, at Date of

The executor shall have the power to determine what property of my estate shall be allocated to the shares, parts, or bequests in selecting property for distribution or satisfaction of any bequest. Further, the executor may satisfy any general pecuniary bequest, except when specifically

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directed otherwise, by cash or in kind, or partly in each, with property distributed in kind valued at the date of distribution.

#### Facility of Payment:

In making distributions to a minor, to a person under legal disability, or to a person not adjudicated incompetent but who, by reason of illness or mental or physical disability, is, in the opinion of the executor, unable to manage the distribution properly, then the executor in its reasonable discretion shall pay such distribution in any of the following ways: 1. to the beneficiary directly, 2. to the legally appointed guardian or conservator of the beneficiary, 3. to a custodian for the beneficiary under the Uniform Gifts to Minors Act, 4. for the benefit of the beneficiary, or 5. to an adult relative or friend in reimbursement for amounts properly advanced for the benefit of the beneficiary.

#### Purchase of Estate Property by Beneficiary, Executor:

Any beneficiary of my estate, even when acting as executor, shall have the power to purchase or exchange assets for assets of my estate or any fractional interest for adequate consideration.

### ARTICLE FOUR NO CONTEST, DISINHERITANCE, DEFINITIONS

#### No Contest--Contestant Disinherited:

If any beneficiary under this Will in any manner, directly or indirectly, contests or attacks this Will or any of its provisions, any share or interest in my estate given to that contesting beneficiary under this Will is revoked and shall be disposed of in the same manner provided herein as if that contesting beneficiary had predeceased me.

#### <u>Disinheritance--General</u>:

Except as otherwise provided in this Will, I have intentionally failed to provide herein for any of my heirs, or persons claiming to be my heirs, living at the date of my death, whether or not known to me.

#### Survivorship Requirement:

For all gifts under this Will, I require that the beneficiary survive me for sixty (60) days before entitlement to such gift.

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#### Definitions -- Simple:

As used in this Will, the following terms shall mean:

- "Descendants" shall mean lineal descendants in any degree of the ancestor designated and shall include persons adopted during minority.
- 2. "Brothers and sisters" shall include half-brothers and half-sisters if those persons are lineal descendants of mine.
- 3. "Death taxes" includes federal, foreign, state, and local estate and inheritance taxes, including penalties and interest, but not generation-skipping and special use valuation recapture taxes.
- 4. The masculine, feminine, or neuter gender and the singular or plural number shall each include the others whenever the context indicates.
- 5. Clause headings are for reading convenience and shall be disregarded when construing this Will.

#### Signature Clause:

I subscribe my name to this Will at Sacramento, California, on the Badday of June, 1994.

Catherine Elizabeth CAVANAGH

#### Attestation Clause:

The testator declared to us, the undersigned, that this instrument consisting of the number of pages indicated below, including the page signed by us as witnesses, was the testator's Will and requested us to act as , witnesses to it. The testator thereupon signed this Will in our presence, all of us being present at the same time. We now, at the testator's request, in

#### 800x 226 PAGE 557

the testator's presence, and in the presence of each other, subscribe our

Date:

June 3, 1994

Sacramento, California

We declare under penalty of perjury that the foregoing is correct.

L. MILES SMYDER residing at 1110 Los Molinos Way
Sacromento, CA 95364

DARLENE N. PINSON residing at 7303 Rio Linda Blvd.
Rio Linda, CA 95673

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the testator's presence, and in the presence of each other, subscribe our

Date:

June 3, 1994

Sacramento, California

We declare under penalty of perjury that the foregoing is true and

correct.

L. MILES SNYDER residing at 1110 Los Molinos Way Sacramento, CA 95864

DARLENE N. PINSON residing at 7303 Rio Linda Blvd.
Rio Linda, CA 95673

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