

Doc # 2004152651
Page 1 of 9
Date: 04/20/2004 01:44P
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$27.00

AFTER RECORDING MAIL TO:

Name Jack D. Erwin

Address 369 Garrard Creek Road

City/State Rochester, WA 98579

SCC 26655

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

1. PROBATE
- 2.
- 3.
- 4.

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. RUBY D. ERWIN
- 2.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

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

1. JACK D. ERWIN
- 2.
- 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)

NW 1/4 SEC 34 T2N R6E

☒ Complete legal description is on page 8 of document

Assessor's Property Tax Parcel / Account Number(s): 02-06-34-0-0-0100-00

4/20/04

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.



REAL ESTATE EXCISE TAX

23801

APR 20 2004

PAID except
Vickie Chalkley
SKAMANIA COUNTY TREASURER

In the Superior Court of the State of Washington
For Clark County
(In Probate)

BOOK 215 PAGE 904

FILED

JUN 25 1998

IN THE MATTER OF THE ESTATE
OF

RUBY D. ERWIN,

Deceased.

NO.

98 4 00398 8

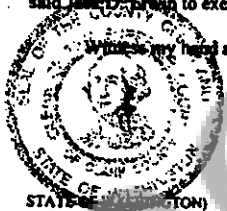
LETTERS TESTAMENTARY

Jo Anne McElroy, Clerk, Clark Co.

Whereas, the last Will of RUBY D. ERWIN, deceased, was, on the 26 day of
June, A.D., 1998, duly exhibited, proven, and recorded in our said Superior Court;

And whereas, it appears in and by said Will that Jack D. Erwin is appointed
executor thereon, and whereas, said Jack D. Erwin has duly qualified,

Now, therefore, know all men by these presents, that we do hereby authorize the
said Jack D. Erwin to execute said will according to law.

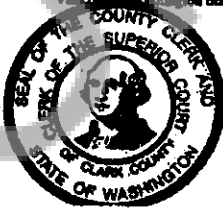


STATE OF WASHINGTON)

County of Clark

County Clerk and Clerk of the Superior court of Clark County, Washington,
do hereby certify that the annexed is a true copy of the original Letters Testamentary in the above entitled case on
file and of record in this office, and said Letters are still in full force and effect.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of the said Superior Court at
Vancouver, Washington this 26 day of June, 1998.



By Jo Anne McElroy
Clerk of Superior Court
Deputy

By Jo Anne McElroy
Clerk of Superior Court
Deputy

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

TOTAL P.02

SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

In the Matter of the Estate

of

RUBY D. ERWIN,

Deceased.

No. 994003988

ORDER ADMITTING WILL
TO PROBATE

The petition of Jack D. Erwin praying that a certain document purporting to be the Last Will and Testament of the decedent above named be admitted to probate, and that he be appointed personal representative thereof, having come on regularly for hearing; and it having been made to appear that said petition sets forth facts essential to give the court jurisdiction to admit said Will to probate; and testimony having been taken, reduced to writing and certified by the Court;

The Court finds that said decedent died testate on or about the 19th day of February, 1998, at Vancouver, Clark County, Washington, being at the time of her death a resident of the State of Washington, and leaving at the time of her death estate subject to administration in Clark County, Washington, of a value in excess of \$50,000.

The decedent's Last Will and Testament was duly executed by

ORDER ADMITTING WILL
TO PROBATE - 1

LAW OFFICES
VANDEUSEN, STORP, ANDERSON,
REILLY & BLANKS
ATTORNEYS AT LAW
SHAWING, P.O. BOX 547
CHEYENNE, WASHINGTON 99302
PHONE: (206) 746-9361
FAX: (206) 746-9100

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

1 the said decedent on the 3rd day of December, 1992 in the manner
2 and form provided by law, Now, Therefore,

3 It is ORDERED, ADJUDGED and DECREED that the instrument filed
4 herewith denominated "Last Will and Testament of Ruby D. Erwin",
5 bearing date of December 3, 1992, be and it hereby is admitted to
6 probate as the Last Will and Testament of Ruby D. Erwin.

7 It is FURTHER ORDERED that Jack D. Erwin be and he hereby is
8 appointed as personal representative thereof, without bond, and
9 that after his qualification by taking an oath, letters
10 testamentary issue to Jack D. Erwin.

11 BY THE COURT this 25th day of June, 1998.

12
13 Robert T. Harrison
14 Judge

15 Presented by:

16 VANDER STOEP, REMUND, KELLY & BLINKS

17 By Brian J. Kelly
18 Brian J. Kelly, WSEA #7270
19 Of Attorneys for Petitioner
20
21
22
23
24
25
26

ORDER ADMITTING WILL
TO PROBATE - 2

LAW OFFICE
VANDER STOEP, REMUND,
KELLY & BLINKS
OFFICE: 240 N.W. PACIFIC
SUITE 200, P.O. BOX 167
CHENILLE, WASHINGTON 98002
PHONE: (206) 748-0381
FAX: (206) 748-3100

LAST WILL AND TESTAMENT OF

RUBY D. ERWIN

I, RUBY D. ERWIN, of Clark County, State of Washington, being of sound and disposing mind and 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.

First: I declare that I am the wife of HERBERT F. ERWIN, and that we have three children, JACK DONALD ERWIN, born September 18, 1950, DENISE PATRICIA BROWN, born April 28, 1952, and WILLIAM PATRICK ERWIN, born September 10, 1954, at the time of execution of this Will.

Second: I hereby direct that all just debts for which timely and proper claims are filed against my estate, and the expenses of my last illness and funeral be paid by my executor as soon after my death as is convenient; provided, however, that this direction shall not authorize the payment of any debts or obligations prior to their maturity in due course, nor does this direction authorize the payment of any debt or obligation which has been barred by the statute of limitations or discharged in bankruptcy proceedings.

Third: I give, devise and bequeath unto my children named in paragraph First above, and to any child or children hereafter born or adopted by me, share and share alike, all of the rest, residue and remainder of my estate, whether real or personal and wheresoever situated.

Fourth: I hereby nominate and appoint my son, JACK DONALD ERWIN, to be the executor of my Last Will and Testament, to act without bond. In the event that my son, JACK DONALD ERWIN, is for any reason unable or unwilling to act as executor, I nominate and appoint my daughter, DENISE PATRICIA BROWN, to act as executrix, also without bond.

Fifth: I hereby direct that my estate be settled without intervention of any court, except to the extent required by law, and that my executor settle my estate in such a manner as shall seem best and most convenient to said executor; and I hereby empower my executor to mortgage, lease, sell, exchange and convey the personal and real property of my estate without any order of court for that purpose and without notice, approval or confirmation and in all other respects to administer and settle my estate without intervention of court.

-1-

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

BOOK 215 PAGE 908

Sixth: I hereby revoke any and all former wills made by me and declare this my Last Will and Testament.

I subscribe my name to this Will this 3rd day of December, 1992, at Vancouver, in the County of Clark, State of Washington, in the presence of the undersigned witnesses, who subscribed their names hereto at my request and in my presence.

Ruby D. Erwin
RUBY D. ERWIN

ATTESTATION AND AFFIDAVIT OF WITNESSES

STATE OF WASHINGTON

County of Clark

ss.

The undersigned, being first duly sworn on oath, depose and say:

THAT THE FOREGOING INSTRUMENT, consists of two pages, of which this is the second, and was on December 3, 1992, signed by RUBY D. ERWIN, and declared by her to be her Last Will and Testament, in the presence of us, the undersigned witnesses both competent and of legal age. That we, at her direction and request and in her presence, and in the presence of each other, and believing her to be of sound and disposing mind and memory, and acting freely, without any duress, menace, fraud or undue influence, have subscribed our names as witnesses together with our addresses, respectively.

Barbara J. LeRoy Steve J. Smith
Residing at RIDGEFIELD, WA Residing at VANCOUVER, WA

SUBSCRIBED and SWORN to before me this 3rd day of December, 1992.

CAROLYN J. BERNELUND
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 1, 1996

Carolyn J. Bernelund
Notary Public in and for the State of
Washington, residing at Vancouver.
My Commission Expires: 12-01-96

-2-

TOTAL P.07

SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

IN THE MATTER OF THE ESTATE

of

RUBY D. ERWIN,

deceased.

NO. 984003988

ORDER OF SOLVENCY

The personal representative, having filed with this court a petition for an order of solvency, the court finds:

1. The assets of the estate are in excess of \$50,000; the debts of the estate do not exceed \$10,000;
2. The estate is fully solvent; and
3. The Will of the decedent provides that the estate be settled without the intervention of court, NOW, THEREFORE,

IT IS ORDERED that the estate of Ruby D. Erwin, deceased, is declared to be fully solvent and further administration thereof shall be completed in accordance with the laws of this state pertaining to the settlement of estates without the intervention of court.

BY THE COURT this 25th day of June, 1998.

/s/ Robert R. Hanie
Judge

Presented by:

/s/ Brian D. Kelly
Of Attorneys for Personal Representative

ORDER OF SOLVENCY - 1

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

LAW OFFICES
VANDERSTOEP, REMUND,
KELLY & BLINKS
OFFICES: 345 N.W. PACIFIC
MAILING: P.O. BOX 847
CHEHALIS, WASHINGTON 98532
PHONE: (360) 748-9281
FAX: (360) 748-3184

**In the Superior Court of the State of Washington
For Clark County
(In Probate)**

FILED

JUN 25 1998

IN THE MATTER OF THE ESTATE)
OF)
RUBY D. ERWIN,)
Deceased.)

Jo Anne McBride, Clerk, Clark Co.

NO. **98 4 00398 8**

LETTERS TESTAMENTARY

Whereas, the last Will of RUBY D. ERWIN, deceased, was, on the 26th day of June, A.D., 1998, duly exhibited, proven, and recorded in our said Superior Court;

And whereas, it appears in and by said Will that Jack D. Erwin is appointed executor thereon, and whereas, said Jack D. Erwin has duly qualified,

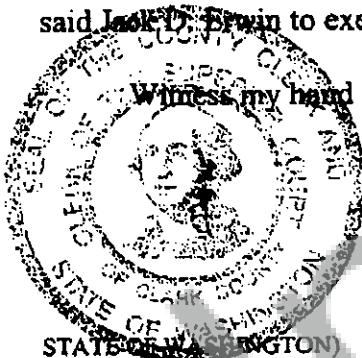
Now, therefore, know all men by these presents, that we do hereby authorize the said Jack D. Erwin to execute said will according to law.

Witness my hand and the seal of the said Court, this 26th day of June, 1998.

JOANNE McBRIDE

Clerk of Superior Court

By Varen Shinnabang
Deputy



County of Clark

JOANNE McBRIDE

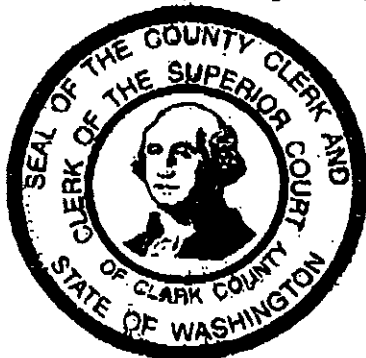
I, Joanne McBride, County Clerk and Clerk of the Superior court of Clark County, Washington, do hereby certify that the annexed is a true copy of the original *Letters Testamentary* in the above entitled case on file and of record in this office, and said Letters are still in full force and effect.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of the said Superior Court at Vancouver, Washington this 26th day of June, 1998.

JOANNE McBRIDE

Clerk of Superior Court

By Varen Shinnabang
Deputy



**RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT**

EXHIBIT 'A'

Beginning at a point on the North line of the Northwest Quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington; 1090.60 feet North 88°55'59" West from the Northeast corner of said Northwest Quarter of Section 34; thence South 01°18'38" West parallel to the East line of said Northwest Quarter of Section 34, 118.42 feet to a point 1091.11 feet North 88°55'59" West, and 118.42 feet South 01°04'01" West from the Northeast corner of said Northwest Quarter as measured along the North line of said Northwest Quarter and at right angles to said North line; thence South 57°56'35" West 920 feet, more or less, to the center of Duncan Creek; thence Northwesterly along the center of said creek to the West line of the Northwest Quarter of said Section 34; thence North 01°30'03" East 260 feet, more or less, to the Northwest corner of said Northwest Quarter of Section 34; thence South 88°55'59" East 1533.80 feet to the Point of Beginning.

TOGETHER WITH AND SUBJECT to a 60.00 foot easement for ingress, egress and public utilities over, under and across the property lying 30.00 feet on each side of the following described centerline: Beginning at a point on the East line of said Northwest Quarter of Section 34, South 01°18'38" West 424.45 feet from the Northwest corner of said Northwest Quarter of Section 34; thence North 88°49'40" West 768.29 feet; thence North 62°06'04" West 182.05 feet; thence North 38°27'37" West 72.94 feet; thence North 21°46'51" West 156.61 feet; thence North 65°51'54" West 55.79 feet to a point 1091.11 feet North 88°55'59" West and 118.42 feet South 01°04'01" West from the Northeast corner of said Northwest Quarter of Section 34 as measured along the North line of said Northwest Quarter of Section 34 and at right angles to said North line, said point being the end of said 60 foot easement.

Gary H. Martin, Skamania County Assessor

Date 4/20/14 Parcel # 2-6-34-100
G. S.