

Doc # 2007168361

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Date: 11/28/2007 01:55P

Filed by: LANDERHOLM, MEMOVICH ETAL

Filed & Recorded in Official Records

of SKAMANIA COUNTY

SKAMANIA COUNTY AUDITOR

J MICHAEL GARVISON

Fee: \$76.00

WHEN RECORDED RETURN TO:

Philip B. Janney

Landerholm, Memovich, et. al.

PO Box 1086

Vancouver, WA 98666-1086

DOCUMENT TITLE(S)

Affidavit in Support of Community Property Agreement

REFERENCE NUMBER(S) of Documents assigned or released:

REAL ESTATE EXCISE TAX

27359

☐ Additional numbers on page _____ of document.

NOV 28 2007

GRANTOR(S):

Estate of Joseph E. Lingo

PAID

Exempt

Walter Chelland, Deputy
SKAMANIA COUNTY TREASURER

☐ Additional names on page _____ of document.

GRANTEE(S):

James Lingo and Thomas Lingo as Co-Personal Representatives
of the Estate of Katherine A. Lingo

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Portion of West 100 ft of East 491 ft of the N 1/2 of the
SE 1/4 of Sec 32, Twp 2 N, R 5 EWM

☒ Complete legal on page 2 of document.

TAX PARCEL NUMBER(S):

02053240040000 *Jm 11/28/07*

☐ Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to
verify the accuracy or completeness of the indexing information.

WHEN RECORDED MAIL TO

Philip B. Janney, Attorney at Law
Landerholm, Memovich, et. al.
PO Box 1086
Vancouver, WA 98666-1086

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**AFFIDAVIT IN SUPPORT OF
COMMUNITY PROPERTY AGREEMENT**

STATE OF WASHINGTON)

) ss.

Skamania County Assessor

County of Clark)

Date 11/28/07 Parcel# 02053240040000

11/28/07 Jim

James Lingo and Thomas Lingo as Co-Personal Representatives of the Estate of Katherine A.

Lingo, Deceased, being first duly sworn, on oath, depose and state:

1. This affidavit is for the purpose of supplying information for record pertaining to that certain Community Property Agreement executed by Joseph E. Lingo and Katherine A. Lingo, husband and wife, which Agreement was dated February 28, 1970, and recorded in the Office of the County Auditor at Clark County, Washington on March 9, 1970, as No. G550678. A certified copy of the recorded Community Property Agreement of the deceased and his spouse is attached hereto as Exhibit "A".

2. Joseph A. Lingo died on August 14, 1980 in Yakima, Yakima County, Washington. A copy of the death certificate is attached hereto as Exhibit "B".

3. Katherine A. Lingo died on June 24, 2006. James Lingo and Thomas Lingo were appointed Co-Personal Representatives of the Estate of Katherine A. Lingo on July 25, 2006. A certified copy of the Letters Testamentary is attached hereto as Exhibit "C".

4. The parties to the Community Property Agreement referred to above entered into no subsequent Wills or Agreements which would have the effect of abrogating or nullifying the above-mentioned Community Property Agreement.

5. Joseph A. Lingo left no separate estate.

6. All community obligations together with funeral expenses and expenses of the last illness have been paid or provided for.

7. The total value of all assets in the Estate of Katherine A. Lingo, deceased, is less than the minimum value which requires the filing of a Federal Estate Tax Return under federal law applicable as of the date of death and/or the filing of a Washington estate tax return. As a result, no estate tax returns have been or will be filed.

8. Katherine A. Lingo was survived by the following persons:

<u>Name</u>	<u>Relationship</u>
Thomas Lingo	Son
James Lingo	Son
Joanne Medbery Davidson	Daughter
Michael Lingo	Son

9. The real property owned by the decedent and the surviving spouse as of the date of death is located in Skamania County, Washington, and is legally described as follows:

That portion of the West 100 feet of the East 491 feet of the North half of the Southeast Quarter of Section 32, Township Two North, of Range Five East of the Willamette Meridian, which lies Northerly of the channel of the Washougal River and Southerly of the County Road known and designated as the Washougal River Road.

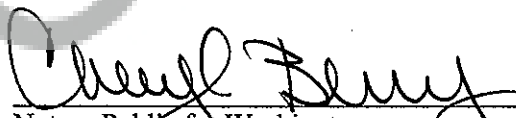
Assessor's Parcel No.: 02053240040000


James Lingo


Thomas Lingo

SIGNED AND SWORN to before me this 14 day of November, 2007, by James Lingo and Thomas Lingo.




Notary Public for Washington
Residing at Clark County.
My appointment expires: 2/10/09

G 550678

745462

COMMUNITY PROPERTY AGREEMENT

THIS AGREEMENT, made and entered into this 28th day of ~~March~~ February, ¹⁹⁷⁶~~1966~~, by and between JOSEPH E. LINGO and KATHERINE A. LINGO, husband and wife, residing at Vancouver, in the County of Clark, State of Washington,

W I T N E S S E T H:

That whereas it is the desire, purpose and intention of JOSEPH E. LINGO and KATHERINE A. LINGO, husband and wife, to jointly enter into an agreement concerning the disposition of the whole of the community property, wheresoever situated, now owned or hereafter at anytime acquired by them, to take effect upon the death of either of them, whereby all of the said property shall pass without delay or expense at the death of either to the survivor of either. It is understood and agreed that all property owned by the parties herein is considered as community property and that neither party is possessed of any separate property.

Now, therefore, for and in consideration of the love and affection they bear one toward the other, and for and in consideration of the comingling of their joint efforts and earnings and properties heretofore, it is hereby agreed between the undersigned spouses as follows:

FIRST: That all property of whatsoever nature or description whether real, personal or mixed and wheresoever situated, now owned or hereafter acquired by them or by either of them, including any separate property, shall be considered and is hereby declared to be community property, and each conveys and quitclaims to the other his or her interest in any separate property he or she may now own or hereafter acquire so as to convert the same as community property.

SECOND: That upon the death of either of the parties hereto, title to all community property as defined in the preceeding paragraph shall immediately vest in fee simple in the survivor of them, absolutely and unconditionally as the separate property and estate of the survivor.

EXHIBIT A
PAGE 1 OF 3

745463

Community Property Agreement
Continued.

IN WITNESS WHEREOF, the said JOSEPH E. LINGO and KATHERINE A. LINGO, have executed this agreement on the date and year in this agreement first above written.

Joseph E. Lingo
Katherine A. Lingo

STATE OF WASHINGTON)
COUNTY OF CLARK) ss.

This certifies that on this 28 ^{4 February 28, 1970} day of ~~March~~, 1969, personally appeared before me JOSEPH E. LINGO and KATHERINE A. LINGO, to me known to be the individuals who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year the certificate first above written.



S/ John R. Fox

NOTARY PUBLIC in and for the State of
Washington, residing at Battle Ground...

EXHIBIT A
PAGE 2 OF 3

FILED FOR RECORD
MAR 9 10 43 AM '70
COUNTY CLERK

VITAL RECORDS

CERTIFICATE OF DEATH

146-8

STATE FILE NUMBER

1 NAME - FIRST, MIDDLE, LAST

2 SEX 3 DEATH DATE (MO DAY YR)

Joseph

E

LINGO

M

8/14/1980

4 RACE (WHITE, BLACK, AM IND, ETC SPECIFY)

5 AGE - LAST BIRTH DAY (YRS)

6 UNDER 1 YEAR MOS

7 UNDER 1 DAY DAYS

8 BIRTHDATE (MO DAY YR)

9 COUNTY OF DEATH

White

52

8/10/1928

Yakima

10 CITY, TOWN OR LOCATION OF DEATH

11 PLACE OF DEATH - CHECK TYPE OF PLACE THEN GIVE ADDRESS OR INST NAME

12 RECEIVED EMERGENCY CARE

Yakima

(4) Yakima Valley Memorial Hospital

No YES/NO

13 BIRTH STATE (IF NOT IN USA GIVE COUNTRY)

14 CITIZEN OF WHAT COUNTRY

15 MARRIED, NEVER MARRIED, WIDOWED, DIVORCED

16 SPOUSE (IF WIFE GIVE MAIDEN NAME)

17 WAS DECEDENT EVER IN U.S. ARMED FORCES? (YES/NO)

Washington

U.S.A.

Married

Katherine A. vanGogh

Yes

18 SOCIAL SECURITY NO.

19 USUAL OCCUPATION (GIVE KIND OF WORK DONE DURING MOST OF WORKING LIFE EVEN IF RETIRED)

20 KIND OF BUSINESS OR INDUSTRY

[REDACTED]

Mechanical Foreman

Burling Northern Railroad

21 RESIDENCE - NUMBER AND STREET

22 CITY/TOWN OR LOCATION

23 INSIDE CITY LIMITS? (YES/NO)

24 COUNTY

25 STATE

1208 S. 37th Avenue

Yakima

yes

Yakima

Wash

26 FATHER - NAME FIRST, MIDDLE, LAST

27 MOTHER - MAIDEN NAME FIRST, MIDDLE, LAST

Elmer J. Lingo

Beatrice E. Piendol

28 INFORMANT - NAME

29 MAILING ADDRESS

STREET OR RFD NO.

CITY OR TOWN

STATE

ZIP

Mrs. Katherine Lingo(wife)

1208 S. 37th Avenue,

Yakima, WA 98902

30 BURIAL, CREMATION, REMOVAL, OTHER (SPECIFY)

31 DATE (MO DAY YR)

32 CEMETERY/CREMATORY - NAME

33 LOCATION - CITY/TOWN, STATE

Burial

Aug 19, 1980

St. James Cemetery

Vancouver, Wash

34 FUNERAL DIRECTOR

35 NAME OF FACILITY

36 ADDRESS OF FACILITY

SIGNATURE

Hamilton-Mylan-Gunderson

302 W. 11th Street

X

Funeral Home

Vancouver, WA 98666

TO BE COMPLETED ONLY BY CERTIFYING PHYSICIAN

TO BE COMPLETED ONLY BY MEDICAL EXAMINER OR CORONER

37. TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE TIME, DATE, AND PLACE AND DUE TO THE CAUSE(S) STATED.

41. ON THE BASIS OF EXAMINATION AND/OR INVESTIGATION, IN MY OPINION DEATH OCCURRED THE TIME, DATE AND PLACE AND DUE TO THE CAUSE(S) STATED.

SIGNATURE

TITLE

SIGNATURE

TITLE

X [Signature]

[Signature]

X

38. DATE SIGNED (MO DAY YR)

39. HOUR OF DEATH (24 HRS)

42. DATE SIGNED (MO DAY YR)

43. HOUR OF DEATH (24 HRS)

8-15-80

2000

40. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (TYPE OR PRINT)

44. PRONOUNCED DEAD (MO DAY YR)

45. HOUR PRONOUNCED DEAD (24 HRS)

Dr. William Von Stubbbe

46. NAME AND ADDRESS OF CERTIFIER - PHYSICIAN, MEDICAL EXAMINER OR CORONER (TYPE OR PRINT)

316 Holton Ave Yakima, WA 98902

47. IMMEDIATE CAUSE

(ENTER ONLY ONE CAUSE PER LINE FOR (A), (B), AND (C))

INTERVAL BETWEEN ONSET AND DEATH

(A) DUE TO, OR AS A CONSEQUENCE OF:

pat cell lung cancer metastases

5 MO

(B) DUE TO, OR AS A CONSEQUENCE OF:

INTERVAL BETWEEN ONSET AND DEATH

(C) DUE TO, OR AS A CONSEQUENCE OF:

INTERVAL BETWEEN ONSET AND DEATH

48 OTHER SIGNIFICANT CONDITIONS-CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN ABOVE

49. AUTOPSY? (YES/NO)

50. WAS CASE REFERRED TO MEDICAL EXAMINER OR CORONER? (YES/NO)

No

No

51. ACC. SUICIDE, HOMICIDE, OR PENDING INVEST (SPECIFY)

52 INJURY DATE (MO DAY YR)

53 HOUR OF INJURY (24 HRS)

54. DESCRIBE HOW INJURY OCCURRED.

55 INJURY AT WORK? (YES/NO)

56 PLACE OF INJURY - AT HOME, FARM, STREET, FACTORY, OFFICE BLDG-ETC (SPECIFY)

57. LOCATION - STREET OR RFD NO., CITY/TOWN STATE

58. REGISTRAR SIGNATURE

59. DATE RECEIVED (MO DAY YR)

X

Robert H. Atwood MD

AUG 19 1980

CONDITIONS IF ANY WHICH GAVE RISE TO IMMEDIATE CAUSE STATING UNDERLYING CAUSE LAST.

291

END STATE

ITEM

DOCUMENTARY EVIDENCE

REVIEWED BY:

DATE:

ITEM

DOCUMENTARY EVIDENCE:

REVIEWED BY: DATE

This is to CERTIFY, that the foregoing is a true copy (photographic) of the original certificate of death temporarily on file in the Yakima County Health District Office.

Official Seal

District Health Officer

By:

Donna Parker

Date:

AUG 19 1980

Yakima, Washington

EXHIBIT PAGE 11 OF 11

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FILED

JUL 25 2006

JoAnne McBride, Clerk, Clark Co.

SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

IN THE MATTER OF THE ESTATE OF
KATHERINE A. LINGO,
Deceased.

Case No. 06 4 00611
LETTERS TESTAMENTARY

STATE OF WASHINGTON)
County of Clark) ss.

WHEREAS, the Last Will and Testament of Katherine A. Lingo, deceased, was, on the 25 day of July, 2006, duly exhibited, proven, and recorded in our said Superior Court, and whereas it appears in and by said Will that James Lingo and Thomas Lingo are appointed Co-Personal Representatives thereon, and whereas said James Lingo and Thomas Lingo have duly qualified; now, therefore, KNOW ALL MEN BY THESE PRESENTS, that we do hereby authorize the said JAMES LINGO AND THOMAS LINGO to execute said Will according to law.
WITNESSE my hand and the seal of said Court this 25 day of July, 2006.

JOANNE McBRIDE
Clerk of said Superior Court

Deputy

STATE OF WASHINGTON)
County of Clark) ss.

I, SHERRY W PARKER, County Clerk and Clerk of the above-entitled Court, do hereby certify that the foregoing Letters Testamentary have been by me duly recorded as required by law, and that the above LETTERS TESTAMENTARY is a true and correct copy of the original on file and recorded in this office, AND THAT THE SAME ARE STILL OF FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, I have hereunto set my hand and official Seal of the above-entitled Court this 30 October 2007.

SHERRY W PARKER

Clerk of said Superior Court

Deputy

EXHIBIT

PAGE

LAW OFFICES OF
LANDERHOLM, MEMOVICH,
LANSVERK & WHITESIDES, P.S.
805 Broadway Street, Suite 1000
P.O. Box 1086
Vancouver, WA 98666-1086
(360) 696-3317

LETTERS TESTAMENTARY - 1

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7/17/2006

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