

REAL ESTATE EXCISE TAX

N/A

When recorded return to:

JUL 14 2009

AmeriTitle
PO Box 1609
Roseburg OR 97470

PAID *16,568.00 5/4/94*
By Clerk
SKAMANIA COUNTY TREASURER

**STATUTORY WARRANTY DEED
(Fulfillment)**

THE GRANTOR(S) Gloria Danley, successor in title to Zenabee D. Wright for and in consideration of \$70,000.00 in hand paid, conveys, and warrants to Thomas Tucker and Corrine Tucker, husband and wife the following described real estate, situated in the County of Skamania, State of Washington:

T1N, Sec 5, R6E, WM (See Exhibit "A" Attached)
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 01-06-05-00-0300-00 *AWP*

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated May 4, 1994, in Book 142, Page 922, Instrument No. 119343, Records of Skamania County, Washington, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on May 4, 1994, receipt number 016568.

Dated:

6/29/09

Gloria L. Danley

STATE OF *Oregon*
COUNTY OF *Jackson*

ss.

I certify that I know or have satisfactory evidence that *Gloria L. Danley*
(is/are) the person(s) who appeared
before me, and said person(s) acknowledged that *she* signed this instrument and acknowledged it to be
free and voluntary act for the uses and purposes mentioned in this instrument..

Dated:

06/29/09

Bobbie Dillender

Notary name printed or typed: *Bobbie Dillender*
Notary Public in and for the State of *Oregon*
My appointment expires:

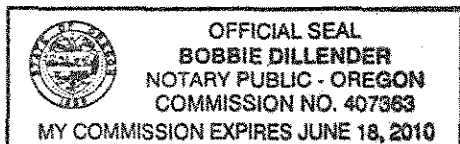


EXHIBIT "A"

A tract of land in the Northeast quarter of Section 5, Township 1 North, Range 6 East of the Willamette Meridian in the County of Skamania and State of Washington, described as follows:

Beginning at Station 707 plus 04.4 on the center line of State Road No. 8, Prindle to Skamania Section, according to the survey thereof approved by the Highway Department of the State of Washington on the 9th day of October 1925, said point of beginning being on the center line, North and South, through Section 5, Township 1 North, Range 6 East of the Willamette Meridian; thence following the center line of said State Road No. 8, North 65 degrees 05' East 400 feet more or less to intersection with the West line of the old survey of said State Highway No. 8, thence North 275 feet; thence South 65 degrees 05' West 400 feet to a point due North of the point of beginning; thence South to the point of beginning.

EXCEPT therefor the following:

That portion conveyed to State of Washington by instrument recorded November 7, 1925 in Book U, Page 441, Skamania County Deed Records.

That portion conveyed to Skamania County by instrument recorded January 10, 1908 in Book K, Page 491.

That portion conveyed to Voyle H. Lindsay by instrument recorded July 26, 1920 in Book S, Page 29.

Skamania County Assessor
Date 7/13/09 Parcel 01060500030100 ACP

Exhibit "B"
LAST WILL AND TESTAMENT

OF
ZENABEE D. WRIGHT

KNOW ALL MEN BY THESE PRESENTS: That I, ZENABEE D. WRIGHT, a resident to Skamania County, Washington, being of lawful age and being possessed of sound mind and memory and desirous of providing for the disposition of my property at the time of my death, do declare this instrument to be my Last Will and Testament, hereby revoking and making void all former Wills and Codicils by me heretofore made.

I

I declare that I am the wife of Rodney S. Wright, and that I have one child, namely, Gloria Danley, now of Eagle Point, Oregon.

II

I here and now nominate and appoint Gloria Danley, of Eagle Point, Oregon, to be and act as executrix of this, my Last Will and Testament. I direct that no bond be required of my named executrix. It is my wish and intention that this instrument be construed to be a Non-intervention Will and that it be settled without the intervention of any Court or Courts except as provided by Chapter 11.68, Revised Code of Washington.

III

I direct that my executrix herein named, pay all my just debts, the expenses of my last illness and funeral expenses as soon as possible after my death.

IV

I direct that my executrix dispose of my body in such manner and cause such services to be held as my executrix may deem appropriate, she bearing in mind the wishes and sentiments heretofore expressed by me and to be expressed from time to time.

V

I give, devise and bequeath unto my husband, if he survives me, the following described personal property: All motor vehicles; the boat and motor; all household furniture and appliances; the two travel trailers; and the one-fifth undivided interest

Zenabee D. Wright
Testatrix

Last Will and Testament of Zenabee D. Wright:

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devised unto me from the Mamie I. Whitlock estate. If my husband predeceases me this bequest shall lapse and become part of my residuary estate. I also devise unto my husband the Skamania real estate constituting our residence at the time of my death and Lots 7 and 8, Riggs Addition, Ocean Park, Washington, for his life, and after his death to my daughter, Gloria Danley, absolutely. I direct that my husband shall during his life at his own expense keep the Skamania residence premises in good repair and condition and insured against fire to the value thereof.

VI

All the rest, residue and remainder of my estate, real, personal or mixed, and wherever situate, I give, devise and bequeath unto my daughter, Gloria Danley.

VII

I direct that all expenses of administering my estate, whether part of my probate estate or otherwise, and all estate and inheritance taxes lawfully predicated upon my death as the taxable event or lawfully imposed upon my estate, any insurance policies, trusts, and appointive properties, shall be paid out of my general estate and not charged against the beneficiaries or distributees.

IN WITNESS WHEREOF, I have hereunto set my hand this 15
^{April, 1981}
 day of December, 1980.

Zenabee D. Wright
 TESTATRIX

Last Will and Testament of Zenabee D. Wright:

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STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

The undersigned, each being first duly sworn on oath deposes and says: That the foregoing instrument, consisting of three (3) pages, including this page, was at the date thereof by ZENABEE D. WRIGHT, the testatrix named therein, signed, sealed and published as, and declared by her to be her Last Will and Testament, in the presence of us, and each of us, who at her request, and in her presence, and in the presence of each other, and who being of the opinion that she, at the time of executing this Will, was of sound and disposing mind and memory, and was not acting under duress, menace, fraud, or undue influence of any person, have subscribed our names as witnesses thereto.

[Signature] RESIDING AT: Camas, Washington.
[Signature] RESIDING AT: Camas, Washington.

SUBSCRIBED and SWORN to before me this 1st day of December, 1986. 1987.

[Signature]
Notary Public in and for the State of
Washington, Residing at Washougal.

Unrecorded Copy



DECLARATION OF HEIRSHIP

I, **Gloria L. Danley**, being duly sworn, depose and say, That I am the **Daughter** (relationship to deceased) of **Zenabee Wright** who died on or about **February 17, 1995**, at **Vancouver** (City), **Washington** (State). (Certified copy of the Death Certificate attached as Exhibit A if not already recorded in county where property is located):

That he/she died: Intestate (without a Will)

Or : Testate (with the final will-copy attached as Exhibit B)

That at the time of death, the deceased:

Was unmarried ☒

Had a surviving spouse* named

Was the widow/widower of **Rodney Wright (3rd husband)** Who died on or about **1994**

* A person shall be considered the surviving spouse of a decedent if:

- 1) The person was legally married to the decedent at the time of the decedents death.

That the following are all of the heirs at law (See ORS 112.025 through 112.045 for definition of Heirs at Law) and devisees of the deceased:

Name	Present Age	Relationship	Child of Surviving Spouse
Gloria L. Danley		Daughter	No

Declaration of Heirship – cont'd
Escrow No. 55002330

That except as set forth above, there were no children of the deceased who died prior to him/her who left children surviving; that no probate for the estate of the deceased has been begun in any jurisdiction; that all debts of the deceased have been paid in full; and that there are no medical, public assistance, funeral, tax (including federal estate tax or Oregon inheritance tax), long term care facility or other claims against the estate of the deceased.

I hereby agree to indemnify and hold harmless AmeriTitle, Inc. for any loss suffered by it because of the absence of a probate for the estate of the deceased, or due to its reliance upon this declaration in connection with a title policy to be issued on the property described as follows: **See Attached Exhibit "A"**

Dated: 8/3/09

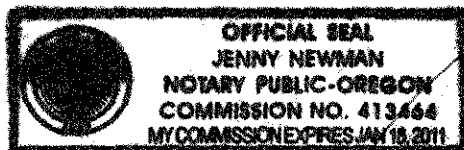
Gloria L. Danley
(Signature)

State of Oregon

County of Jackson

This instrument was acknowledged before me on August 4th 2009, by

Gloria L. Danley



[Signature]
(Notary Public)

My Commission Expires 1/18/2011