

When recorded, return to:

Name: Dennis L. Pickett

Address: P.O. Box 88653

City, State, Zip: Steilacoom, WA 98388

Filed for Record at Request of:

Dennis L. Pickett

REAL ESTATE EXCISE TAX

28459

MAR 23 2010

PAID

Vickie A. Higuera
Vickie A. Higuera, Treasurer
SKAMANIA COUNTY TREASURER

PERSONAL REPRESENTATIVE'S DEED

- 1 **GRANTOR.** The undersigned, Dennis L. Pickett, is the duly appointed, qualified and acting Personal Representative of the Estate of LLOYD JUNIOR PICKETT, Deceased.
- 2 **GRANTEES.** Dennis L. Pickett, a married man in his individual capacity and Vickie A. Higuera, a married woman in her individual capacity, as joint tenants in common.
- 3 **ESTATE.** LLOYD JUNIOR PICKETT died on June 17, 2009. On August 21, 2009, Dennis L. Pickett was appointed Personal Representative of the Estate of LLOYD JUNIOR PICKETT in Clark County Superior Court Cause No. 09-4-00663-7 and Letters of Testamentary were issued to him on that day.
- 4 **NONINTERVENTION POWERS.** On August 21, 2009, the Court issued an order finding the estate solvent, and granted nonintervention powers to Dennis L. Pickett, whereupon he was authorized to settle the estate without further court intervention or supervision.
- 5 **DESCRIBED REAL PROPERTY.** Included in the property of the Estate of LLOYD JUNIOR PICKETT was the decedent's interest in the following described real property located in Skamania County, Washington:

Legal Description: Lot 14 of Hideaway on the Washougal According to the Official Plat Thereof on File and of Record at Page 151 of Book "A" of Plats, Records, of Skamania County, Washington.

Skamania County Assessor

3-23-10 2-5-14-2-2-107

Subject to easements, covenants, conditions and restrictions of record upon or affecting said property.

More commonly known as: 16533 Washougal River Road NE, Washougal, Washington, 98671.

Tax Parcel No. 02051422010700

- 6 **CONSIDERATION.** Dennis L. Pickett and Vickie A. Higuera are the sole beneficiaries of the Decedent's estate subject to probate and this conveyance is made in consideration thereof.
- 7 **CONVEYANCE.** Grantor, Estate of LLOYD JUNIOR PICKETT, by and through Dennis L. Pickett, Personal Representative, in order to properly vest title hereby conveys and quitclaims to Dennis L. Pickett, a married man in his individual capacity, and Vickie A. Higuera, a married woman in her individual capacity, as joint tenants in common, the real property described herein representing the estate's interest in the described real property together with all after-acquired title of the Grantor therein. The Grantor, for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising, or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise,

Grantor will forever warrant and defend the same described real estate.

DATED this 15th day of December, 2009

Dennis L. Pickett, PR

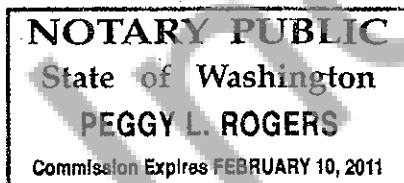
Dennis L. Pickett, Grantor, Personal Representative of the
Estate of LLOYD JUNIOR PICKETT, deceased, and not in his
individual capacity.

STATE OF Washington
County of Thurston

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On this 15th day of December, 2009, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared DENNIS L. PICKETT, to me known to be the person who signed as Personal Representative of the Estate of LLOYD JUNIOR PICKETT, Deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Peggy L. Rogers
Notary Public in and for the State of
Washington
residing at Thurston County, therein.
My commission expires: Feb 10, 2011