

After recording return to:
Scott E. Rood
Lisa M. Rood
41 Sportsman Road
Washougal, WA 98671

REAL ESTATE EXCISE TAX

28686
JUL 19 2010
PAID \$5099.90
Vickie Chelland, Deputy
SKAMANIA COUNTY TREASURER

**PERSONAL REPRESENTATIVE'S
DEED**

See 31876
612810758 *MM*

Grantor: Estate of Carl Jimmy Holcombe, Jonathan C. Holcombe, Personal Representative

Grantees: 1. Rood, Scott E.
2. Rood, Lisa M.

Legal Description (abbreviated): Section 6, T1N, R5E of WM. Additional legal below.
Assessor's Tax Parcel ID#: 01050610090300 *ALP*

THE GRANTOR, JONATHAN C. HOLCOMBE, Personal Representative of the Estate of Carl Jimmy Holcombe, Deceased, pursuant to the terms of a certain purchase and sale agreement dated June 7, 2010 between the Personal Representative and purchasers, conveys and quitclaims to SCOTT E. ROOD and LISA M. ROOD, husband and wife, the following real estate situated in Skamania County, Washington, and further described as follows:

See Exhibit "A" attached hereto.
Tax Acct Number 01-05-06-1-0-903-00
Abbreviated Legal: Sec 6 T1N R5E


Carl Jimmy Holcombe died on May 3, 2010, and JONATHAN C. HOLCOMBE, was appointed Personal Representative on May 7, 2010, and ever since has been and is now the duly appointed, qualified and acting personal representatives thereof.

This Personal Representative's Quitclaim Deed is made pursuant to an Order Probating Will and Appointing Personal Representative entered in the Matter of the

Estate of Carl Jimmy Holcombe, Deceased, being Probate Cause No. 10-4-00353-4 in the Superior Court for Clark County, Washington, on May 7, 2010.

The warranties in this Personal Representatives' Quitclaim Deed bind only the estate of Carl Jimmy Holcombe, but do not bind Jonathan C. Holcombe, personally.

DATED this 13th day of July, 2010.


Jonathan C. Holcombe, Personal Representative
of the Estate of Carl Jimmy Holcombe, Deceased.

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

This is to certify that on the 15th day of July, 2010, before me personally appeared JONATHAN C. HOLCOMBE to me known to be the individual who executed the within and foregoing instrument, and acknowledged that he signed the same as Personal Representative of the Estate of Carl Jimmy Holcombe, Deceased, and acknowledged it to be his free and voluntary act and deed for the purposes therein mentioned.

**Notary Public
State of Washington
MELISSA A. MILLER
My Appointment Expires Jan 29, 2011**

Melissa A Miller
Notary Public in and for the State of
Washington, residing at Battle Ground
My commission expires 1/29/2011

EXHIBIT 'A'

A parcel of land located in Government Lot 1 of Section 6, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at the interior "EL" corner of those parcels of land conveyed to James L. Unger, ET UX, by Deed recorded August 4, 1980, in Book 78, on Page 512, being Auditor's File No. 91058 (said point being the Northwest Corner of Parcel II, as described in said Unger Deed); Thence North along the East line of Parcel I, in said Unger Deed to the intersection with the Southerly line of a tract of land conveyed to the State of Washington by Deed recorded in Book 60, on Page 123, Skamania County records; Thence following the Southerly line of said tract conveyed to the State of Washington, in an Easterly direction to its intersection with the Westerly line of a strip of land 30 feet in width described in Deed recorded in Book 59, on Page 15, Skamania County records; Thence Southwesterly & Southerly along the Westerly line of said 30 foot strip to the Northeast Corner of Parcel II, as described in said Unger Deed; Thence North $87^{\circ}26'$ West along the North line of said Parcel II, 180 feet, more or less to the Point of Beginning.

Except any portion thereof lying within roads or highway.

Skamania County Assessor
Date 7/19/10 Parcel# 15-6-1-903
AGP

FILED

2010 MAY -7 PM 1:10

Sherry W. Parker, Clerk
Clark CountyIN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF CLARKIn re the Estate of
CARL JIMMY HOLCOMBE,
Deceased.) Case No.: **10 4 00353 4**
)
) ORDER PROBATING WILL AND
) APPOINTING PERSONAL
) REPRESENTATIVE

Petitioner, JONATHAN C. HOLCOMBE, having filed a Verified Petition to establish and probate the document offered as the Last Will of Carl Jimmy Holcombe ("Decedent"), for the appointment of the personal representative of this estate, for an adjudication that this estate is solvent, and for a grant of nonintervention powers to the personal representative.

1. Jurisdiction. Decedent died a resident of Skamania County, Washington on the 3rd day of May, 2010 leaving property in the state of Washington subject to probate

2. Competency. The Decedent was legally competent to execute the offered Will.

3. Execution. The offered Will was Decedent's Last Will, and was executed in the mode prescribed by law.

4. Personal Representative. In said Will, Petitioner is named as personal representative. Petitioner resides in the State of Washington and is legally qualified and willing to act as such. Decedent's Last Will provides that the personal representative shall serve with nonintervention powers and without bond.

5. Solvency. The probate and nonprobate assets will exceed the expenses, taxes, debts and claims of creditors.

Order Probating Will - 1

Hazen & Sonju, PLLC
Attorneys at Law
723 NE 4th Avenue
Camas, WA 98607
(360) 834-7957

6. Incapacitated Person. Surviving spouse is incompetent. Pursuant to the terms of the Will, all of decedent's probate estate will pass into a trust for the benefit of surviving spouse. Jonathan C. Holcombe is named in the Will as trustee of the trust.

THE COURT ORDERS:

A. Certification of Witnesses. All testimony in support of Decedent's Last Will has been reduced to writing and signed by the witnesses, and is hereby certified by the Court;

B. Establishment. The offered Will is established as the last Will of the Decedent;

C. Probate. The established Will is admitted to probate;

D. Personal Representative. Jonathan C. Holcombe is appointed as personal representative of this estate and is directed to file her oath as required by law;

E. Solvency. This estate is solvent pursuant to RCW 11.68.011;

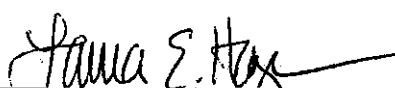
F. Non-Intervention Powers and Waiver of Bond. Upon receipt of letters testamentary, the personal representative shall administer this estate without further intervention of the court and without bond, and is specifically authorized to transfer all property of the estate without further order of the Court; and

G. Confirmation of Appointment of Trustee. The appointment of Jonathan C. Holcome as trustee and fiduciary for the incapacitated surviving spouse, Linda Carol Holcombe, is hereby confirmed.

DATED: May 7, 2010.

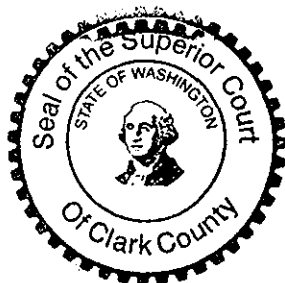

Judge/Commissioner

Presented by:


Laura E. Hazen, WSBA #25811
Attorney for Personal Representative

Unofficial Copy

JUL19 9:08AM



STATE OF WASHINGTON } ss.
COUNTY OF CLARK }

I, Sherry W. Parker, County Clerk and Clerk of the Superior Court of Clark County, Washington, DO HEREBY CERTIFY that this document, consisting of 2 page(s), is a true and correct copy of the original now on file and of record in my office and, as County Clerk, I am the legal custodian thereof.

Signed and sealed at Vancouver, Washington this date:

7-13-10
Sherry W. Parker, County Clerk

By Phares Deputy