AFN #2012180540 Recorded 04/26/2012 at 02:55 PM DocType: ALP Filed by: Ross R. Rakow Page: 1 of 7 Auditor Timothy O. Todd Skamania County, WA

AFTER RECORDING MAIL TO; Ross R. Rakow 117 East Main St. Goldendale, WA 98620

Document Title(s) (or Transactions contained herein)

1. Declaration of Non Probate

Reference Number(s) of Documents assigned or released.

None

REAL ESTATE EXCISE TAX

**Grantor:** 

1. Graves, Frank James, Sr.

29510 APR **2.6** 7017

Grantee:

1. Graves, Nelda

SKAMANIA COUNTY TREASURER

EXEMPT

Legal Description of property affected is as follows:

## IN SKAMANIA COUNTY WASHINGTON

A single parcel situated and commonly known as: An Island in the Columia River (AC:3.) as recorded and the further identified in the records of the Office of the Auditor of Skamania County:

PAID

Property Account # 02071100090100. described as:
An Island in the Columbia River (AC:#) as recorded and the further identified in the records of the Office of the Auditor of Skamania County, more particularly described as Gov.Lot 6 of Section 11 and Gov.Lot of 1, Section 12, all in Township 2 North, Range 7 East of the Willamette Meridan, Skamania County, WA.

Skamania County Assessor

Date 4-26-12 Parcell 2-7-11-0-0-901

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After Recording please Return to: Ross R. Rakow 227 East Main St. Goldendale, Wa 98620

## DECLARATION OF NON PROBATE

Re: Frank James Graves, Sr. Deceased

I, Nelda Clara Graves, do hereby declare under the penalties of perjury under the laws of the State of Washington that each of the following facts are true.

<u>Identity of Declarant:</u> I, Nelda Clara Graves am of the age of majority; in all ways competent to be a witness in any court; and I set forth the following facts of my own personal knowledge.

My address is as follows: Ms. Nelda C. Graves P. O. Box 476 Whie Salmon, Wa 98672

509-493-3935

Identity of Decedent: Frank James Graves. Sr. died on February 12th, 2012 being at said time a resident of Klickitat County, Washington. A true copy of his death certificate is attached.

Heirship: Decedent and I were married February 18th, 1975 and we remained married at the time of his death. Decedent had had only three children born to or adopted by him, all of whom are of the age of majority, and children of deceased son whose names and addresses are as follows and set forth on attachment hereto.:

Rick Graves

Frank James Graves, Jr.

Sue Anne Klugel

Deceased

Community Property Agreement. On February 25th, 2010 Decedent and I duly executed an agreement in writing before a Notary Public in which all separate property of each party was converted to community property and which provided that the interests therein of the first to die would pass to the other. The original is attached hereto.

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<u>Intestate:</u> Decedent is not known to have left a will and which, in any case would not dispose of any property because of the community property agreement.

<u>Probate:</u> No probate proceedings are necessary in the State of Washngton nor will they be conducted here or in any other state.

<u>Disposition of Estate:</u> Declarant is entitled to inherit all of decedent's interest in our community property and pursuant to the statutes of descent and distribution of the State of Washington.

Estate Property: At the time of his death decedent and I owned real and personal property in Skamania County, State of Washington all of which was our community property more particularly described as follows:

## IN SKAMANIA COUNTY WASHINGTON

A single parcel and commonly known as an Island in the Columbia River (AC:3.) as recorded and further identified in the records of the office of the Auditor of Skamania County.

Property Account # 0271100090100 (See page 1 hereof)

<u>Creditors:</u> All debts and obligations of the decedent of every kind and nature whatsoever including but not limited to those of last illness, burial and costs of administration have been fully paid or provided for.

Taxes: The value of Decedent's interests in all property in which he had any interest at the time of his death wheresoever situated, did not exceed \$1,000,000 and all state no state or federal taxes returns were required and no obligations arose incident to his death.

Notice to State of Washington: Although the decedent had never received from the State of Washington, or any other state, any form of assistance consisting of nursing facility services, or any other form of assistance I have caused a copy of this declaration to be transmitted to the State of Washington, addressed as follows:

Department of Revenue Estate Recovery Unit P. O. Box 9501 Olympia, Wa. 98507-9501 AFN #2012180540 Page: 4 of 7

I make this declaration in order to induce any and all Covenant: persons, agencies, and entities to whose attention it may come, particularly public agencies and those engaged in the issuance of title insurance policies, to rely hereon without qualification or condition and hereby covenants to warrant and defend the facts as herein set forth to any and all such persons and entities acting in reliance hereon.

Attachments:

Original of Community Property Agreement.

Copy of Death Certificate

Names addresses of children and Grandchildren of Deceased Son.

I certify and declare under the penalties of perjury of the State of Washington that the foregoing facts are true.

ton Clara

Dated this \_\_\_\_\_\_\_ day\_of March, 2012

Nelda Clara Graves

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## COMMUNITY PROPERTY SURVIVORSHIP AGREEMENT

This agreement is entered into this day last below written by and between the undersigned who are husband and wife and residents of the State of Washington who desire to enter into and to establish an agreement with respect to the status of their property and the disposition thereof upon the death of either.

NOW THEREFORE, the parties do hereby agree that

- (a) All property of whatever nature of description, whether real, personal, or mixed, wherever situate, now owned or hereafter acquired by one of the parties, including any real real or personal property which has been heretofore or which may hereafter be received by either party through gift devise and/or inheritance from third parties, is hereby declared to be their Community Property;
- (b) Upon the death of one of the parties, survived by the other, the title and right to possession of all such property shall vest in and become the sole and separate property of the survivor in fee simple;
- (c) The survivor may, however, disclaim any interest passing under the terms of this agreement in whole or in part, or with reference to specific assets, parts, portions or shares thereof, in the same manner as provided by law for disclaimers of testamentary bequests, and the disclaimed interest shall pass as if this agreement had been revoked as to the disclaimed property immediately prior to the death of the decedent;
- (d) Each party acknowledges having read or having had this agreement had read to him and her; understands its legal effect; has been informed of the important right of each to be represented by independent counsel in



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the negotiation and drafting of this agreement. Each party acknowledges that each has had adequate, full and fair disclosure of all assets now owned and the value of each involved in this agreement; and has had as much opportunity as they each desire to inquire as to the legal consequences of this agreement, and elects to waive said right; and that

(e) This agreement may be terminated upon (1) the mutual agreement of the parties evidenced by any writing signed by both; and (2) it shall be deemed terminated, revoked and of no further force or affect upon the death of the parties where the order of death can not in fact be ascertained without the aid of presumptions in law.

IN WITNESS WHEREOF, the parties' hereto have executed this agreement on this Z5 day of Julius 1, 200 2010.

Through Sincer and Since

State of Washington

County of Klickitat

I, the undersigned Notary Public in and for the State of Washington do hereby certify that on this day personally appeared before me

husband and wife, to me known to be the persons described in and who executed the within and foregoing instrument, and acknowledged to me, each for himself and herself, that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

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1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	34. Enter the chain of events ventricular fibrillation without limited the condition resulting in death.  Sequentially list conditions, if to the cause listed on line a UNDERLYING CAUSE (dises that initiated the everits result death) LAST  35. Other significant condition  36. Describe how injury Number 1. Date of Injury (Minion of Injury) Number 1. Date of Injury (Minion of Injury) occurred 1. Describe how injury occurred 1. Date and give to the cause is the condition of Injury occurred 1. Date of Injury (Minion of Injury) occurred 1. Date and give to the cause is the condition of Injury occurred 1. Date of	s. diseases hjuries, of complications showing the etiology. DO NOT ABBRI disease or any, leading beautiful disease or injury ting in asse or injury ting in C.  39. If female Not pregnant within past Pregnant at time of death put not resulting the save or injury (24hrs) and the best of makenwhedge, death occurred at any siner stated.  The best of makenwhedge, death occurred at any siner stated.  The best of makenwhedge, death occurred at any siner stated.  The best of makenwhedge, death occurred at any siner stated.  The best of makenwhedge, death occurred at any siner stated.	Cause of Death (See Instructions and it had directly caused the death.)  That directly caused the death. If evil a consequence of the consequence	guence of):  auence of):  guence of):  guenc	Interview of the property of t	respiratory arrest; or malbetween Onset & Death  Z Weoko  real between Onset & Death  real between Onset & Death  sy findings available to ause of Death?  Yes No  Decco Use contribute  The Probably  No Unk  Investigation, it my see(s) and, manner stated  (MM/DDMM/)