

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
WOODRICH & ARCHER LLP
P.O. Box 510
Stevenson, WA 98648
(509)427-5665
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REAL ESTATE EXCISE TAX

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MAY 10 2012

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SKAMANIA COUNTY TREASURER

PERSONAL REPRESENTATIVE'S DEED

SCTC 32652
Grantor (s) WALTER PHILLIPS, ADMINISTRATOR FOR THE ESTATE OF JAMES PHILLIPS
Grantee (s) RICHARD L. HANNIGAN & KATHLEEN R. KLOOSTER, HUSBAND AND WIFE
Additional Grantor(s) on page(s)
Additional Grantee(s) on page(s)
Abbreviated Legal: SW ¼ of NW ¼ of Section 23 Township 2 North Range 6 EWM.
Additional Legal on page(s) 2,3
Assessor's Tax Parcel No's: 02-06-23-2-0-0111-00 JM

RECITALS

WHEREAS, James Phillips died intestate on May 13, 2011;

WHEREAS, Walter Phillips is the duly qualified and acting Personal Representative of the estate under Skamania County Superior Court Probate Cause No. 11-4-00012-4. This deed is given by way of distribution from the estate and is made pursuant to the Order Adjudicating Intestacy of James Phillips and Establishing Heirship and appointing ~~James~~ ^{WALTER} Phillips as Administrator for the Estate;

WHEREAS, The warranties in this deed bind the Estate but do not bind the Personal Representative personally.


PERSONAL REPRESENTATIVE'S DEED

THE GRANTOR, Walter Phillips, as Personal Representative of the Estate of James Phillips, Deceased, for and in consideration of settlement of the estate, conveys and warrants to the GRANTEES, RICHARD L. HANNIGAN & KATHLEEN R. KLOOSTER, Husband and Wife, the following described real estate situated in Skamania County, Washington, including any after

acquired title:

A portion of tract NO. 8 of Columbia River Estates, as more particularly shown on a survey thereof, recorded at Page 364 of Book "J" of miscellaneous records, under Auditor's File No. 75656, records of Skamania County, Washington being designated as Parcel 8-H and more particularly described in Exhibit "A", attached hereto and incorporated herein as if fully set forth.

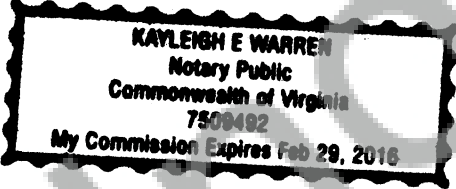
DATED this 04th day of May, 2012.


WALTER PHILLIPS
Personal Representative of the
Estate of James Phillips

STATE OF Virginia) ss.
County of Fauquier)

I certify that I know or have satisfactory evidence that Walter Phillips is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of James Phillips, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: May 04th, 2012.





NOTARY PUBLIC in and for
the State of ~~Washington~~
VIRGINIA

EXHIBIT 'A'

A portion of tract NO. 8 of Columbia River Estates, as more particularly shown on a survey thereof, recorded at Page 364 of Book "J" of miscellaneous records, under Auditor's File NO. 75656, records of Skamania County, Washington being designated as Parcel 8-H and more particularly described as follows:

A tract of land located in the Southwest Quarter of the Northwest Quarter of Section 23, Township 2 North, Range 6 East of the Willamette Meridian, which is bounded on the East by Road "C" as shown on said survey; Bounded on the North and West by Road "B" as shown on said survey; And bounded on the South by the South line of the Southwest Quarter of the Northwest Quarter of said Section 23.

Except that portion conveyed to Skamania County by Quit Claim Deed dated December 14, 1979, as Page 693 of Book 77 of Deeds, under Auditor's File NO. 90076, records of Skamania County, Washington.

Skamania County Assessor

Date 5-10-12 Parcel# 2-6-23-2-0-111

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