AFN #2012181379 Recorded 08/27/2012 at 02:19 PM DocType: DEED Filed by: SAMUEL C. JUSTICE Page: 1 of 3 Auditor Timothy O. Todd Skamania County, WA

REAL ESTATE EXCISE TAX

Filed for Record at Request of & When Recorded Return To EILEEN GRAHAM P.O. BOX 544 WASHOUGAL, WA 98671

AUG 27 7012
PAID EXEMPT TREASURER

SKAMANIA COUNTY TREASURER

PERSONAL REPRESENTATIVE'S DEED

(Upon Distribution from Testate Estate of Community Real Property to Decedent's Surviving Spouse)

Grantor: EILEEN GRAHAM, Personal Representative

Grantee: EILEEN GRAHAM

Abbreviated Legal Descr.: LOT 1 & 3 OF THE Mc NEE-HAMILTON SHORT PLAT

Parcel Nos: 02052810040000 & 02052810040200 Au

- 1. Grantor. I, EILEEN GRAHAM, am the duly appointed, qualified, and acting Personal Representative of the Estate of JULIAN PITZER GRAHAM, Deceased, Skamania County, Washington, Superior Court Case No. 12-4-00002-5.
 - 2. Grantee. The Grantee is EILEEN GRAHAM.
- 3. Decedent's Estate. Decedent JULIAN PITZER GRAHAM died testate on February 7, 2012. On date of admission, Decedent's *Will* was admitted to probate and Grantor was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.
- 4. Will Provision. Article IV of Decedent's Will provides that the residue of Decedent's estate shall pass to Eileen Graham
- 5. Real Property. Among the assets of the residue of Decedent's estate is Decedent's one-half community property interest in the following described real property located in Skamania County, Washington:

"A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THAT PART OF THE NORTHWEST QUARTER LYING SOUTHEASTERLY OF LA BARRE ROAD, ALL IN SECTION 28, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS: LOT 1 AND 3 OF THE MC NEE-HAMILTON SHORT PLAT AS RECORDED IN BOOK 2 OF SHORT PLATS ON PAGE 91, SKAMANIA COUNTY RECORDS.

SUBJECT TO EASEMENT DISCLOSED ON PLAT FOR ROADWAY OVER THE SOUTH 30 FEET."

Skamania County Assessor

Date 8/22/12 Parcel# 2-5-28-1-400 \$ 2-5-28-1-402

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More commonly known as: 1662 LA BARRE ROAD, WASHOUGAL, WASHINGTON 98671.

Assessor's Property Tax Parcel/Account Number: 02052810040000.

- **6. Consideration.** This conveyance is made in consideration of Decedent's gift in his *Will*.
- 7. Conveyance of Decedent's Half Interest. Grantor conveys, grants, and quitclaims to EILEEN GRAHAM an undivided one-half interest in the real property described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's one-half interest in the real property at his death.
- 8. Confirmation of Surviving Spouse's Half Interest. Grantor also confirms and quitclaims to EILEEN GRAHAM an undivided one-half interest in the real property described in this Deed, which interest represents the interest of EILEEN GRAHAM as the surviving spouse of Decedent in the community property of Decedent and EILEEN GRAHAM at Decedent's death.

DATED: MAY <u>30</u>, 2012.

ESTATE OF JULIAN PITZER GRAHAM, Deceased

By: Killen Graham

ILEEN GRAHAM, Personal Representative

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STATE OF OREGON) ss. COUNTY OF Multnomah)

On this day personally appeared before me EILEEN GRAHAM, Personal Representative, known or proved to me to be the individual described in and who executed the within and foregoing *Personal Representative's Deed*, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on: May 30 1 2012

OFFICIAL SEAL SHIRLEY PATTON MOTARY PUBLIC - OREGON COMMISSION NO. 431454 MY COMMISSION EXPIRES SEPTEMBER 30, 2012 Signature

Printed Name

NOTARY PUBLIC for Oregon

Residing at: 610 SW Alder #1000, Poet. OR 97205

My appointment expires on: 09.30.12