

REAL ESTATE EXCISE TAX

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

29680
AUG 27 2012
PAID *Exempt*
W. J. O'Connell, County
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 *Aut*

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 8/2/12 Parcel# 2-5-28-1-400 & 2-5-28-1-402

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 30, 2012.

ESTATE OF JULIAN PITZER GRAHAM, Deceased

By: Eileen Graham
EILEEN GRAHAM, Personal Representative

My appointment expires on: **09.30.12**