

Roger D. Knapp
430 NE Everett Street
Camas, WA 98607

AFFIDAVIT

Grantor: Barbara J. Kapp

Grantee: Ronald G. Kapp

Legal description (abbrev.): Lots 1, 2, 9, 10, 14, 15 East $\frac{3}{4}$ of Lot 7, and East half of Lot 8, MOUNTAIN GLADE FRUIT TRACTS; NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, 3N 9E; SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, T3N R3 R9E

Assessor's Tax Parcel ID Nos.: 03093120010006; 03091130100100,
03093120010000; 03091130100000

Prior Document No.:

STATE OF WASHINGTON)

) ss.

COUNTY OF CLARK)

Ronald G. Kapp, being first duly sworn, upon oath, deposes and says:

1. This affidavit is made for the purpose of supplying information of record pertaining to that certain Community Property Agreement executed by Ronald G. Kapp and Barbara J. Kapp, husband and wife, dated March 25, 2008, and recorded in the office of the Auditor of Skamania County, Washington. The information set forth in this affidavit may be relied upon by any person dealing with property, real or personal, the title to which is deraigned through said Community Property Agreement.

2. Barbara Jean Kapp died on or about July 28, 2011, in Multnomah County, Oregon, being at the time of her death, a resident of Skamania, Skamania County, Washington.

3. The parties to said Community Property Agreement did no act which would rescind or abrogate such agreement, nor did they, or either of them, execute any testamentary writing which would have the effect of nullifying or abrogating such agreement. Said Community Property Agreement was valid in all respects, and was in full force and effect at the date of death of Barbara J. Kapp, one of the parties thereto.

4. The total value of all assets in this estate is less than the minimum value which requires the filing of a federal estate tax return under federal law applicable as of the date of death, and no such return has been or will be filed. No taxes imposed by the Washington Estate

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and Transfer Tax Reform Act are due.

5. Included among the assets of the community estate of Ronald G. Kapp and Barbara J. Kapp, husband and wife, were the following described real estate, the disposition of which is controlled by the terms of the said Community Property Agreement:

PARCEL I

County of Skamania, State of Washington

Lots 1, 2, 9, 10, 14, 15, the east 3/4ths of Lot 7, and the east half of Lot 8 of Mountain Glade Fruit Tracts according to the official plat thereof on file and of record in the office of the Auditors of Skamania County, Washington; the said property being located in Section 31, Township 3 North, Range 9 E.W.M.

TOGETHER WITH water rights appurtenant thereto, including those on Collins Creek and Whalen Creek.

SUBJECT TO water rights appurtenant to the remaining tracts of land in and said Mountain Glade Fruit Tracts;

AND SUBJECT TO a certain conveyance of the merchantable timber on the above-described real property dated February 12, 1951, to Frank Birkenfeld and Ruth Birkenfeld, husband and wife.

PARCEL II

County of Skamania, State of Washington

A tract of land located in the Northwest Quarter of the Southwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 11, Township 3 North, Range 9 E. W. M., described as follows:

Beginning at the northeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the said Section 11; thence west 31 rods to the initial point of the tract hereby described; thence west 9 rods, more or less, to the northwest corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the said Section 11; thence north 86.5 feet; thence in a southeasterly direction 149.07 feet to a point 73.5 feet north of the initial point; thence south 73.5 feet to the initial point; EXCEPT that portion thereof conveyed to Robert D. Wilson and Rosie E. Wilson, husband and wife, by deed dated May 6, 1961, recorded at page 469 of Book 48 of Deeds, Records of Skamania County, Washington.

PARCEL III

County of Skamania, State of Washington

Beginning at the northeast corner of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 11, Township 3 North, Range 9 E.W.M.; thence west 31 rods to the initial point of the tract hereby described; thence west 9 rods, more or less, to the northwest corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the said Section 11; thence south 30 feet, more or less, to center of that certain private road leading to the Lyle L. Waters property; thence in a southeasterly direction following the

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center of said road to a point south of the initial point; thence north 105 feet, more or less, to the initial point;
 TOGETHER WITH a parcel of land 8 feet square and pumphouse and wall constructed thereon located 150 feet south of the southwest corner of the above described real property; and easement for water pipeline and electrical conduit as now installed, and the right to repair and maintain the same;
 ALSO: Beginning at the northeast corner of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 11, Township 3 North, Range 9 E.W.M.; thence west 31 rods to the initial point of the tract hereby described; thence west 9 rods, more or less, to the northwest corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the said Section 11; thence north 36.5 feet to the existing fence; thence in a southeasterly direction following said fence line a distance of 149.07 feet to a point 23.5 feet north of the initial point; thence south 23.5 feet to the initial point;
 AND TOGETHER WITH all water rights appurtenant to the above described real property;
 SUBJECT TO easements for public and private roads constructed over and across the above described real property.

6. No proceedings have been instituted to contest or set aside or cancel said Community Property Agreement.

7. Said decedent, at the time of death, owned no separate property of any kind nor held any interest in any separate property.

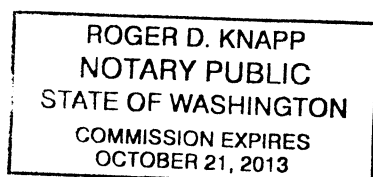
8. All obligations of the marital community composed of Ronald G. Kapp and Barbara J. Kapp, husband and wife, and all separate obligations of the said Barbara J. Kapp have been paid in full, and all expenses of last illness and funeral expenses have been paid.

9. In addition to Ronald G. Kapp, the surviving spouse, the said Barbara J. Kapp was survived by two children, namely, Randy D. Kapp and Douglas W. Kapp, both of whom have attained majority.

IN WITNESS WHEREOF, I have hereunto set my hand this 18th day of December, 2012.

Ronald G. Kapp
 Ronald G. Kapp

SUBSCRIBED and SWORN to before me this 18th day of December, 2012.



[Signature]
 NOTARY PUBLIC in and for the State
 of Washington, residing at Camas
 My commission expires: 12-21-13

CERTIFICATION OF VITAL RECORD

OREGON HEALTH AUTHORITY
CENTER FOR HEALTH STATISTICS
CERTIFICATE OF DEATH

H92594
I.D. TAG NO.

136-2011-019126
STATE FILE NUMBER

TO BE COMPLETED BY FUNERAL FACILITY

Legal Name		First Barbara	Middle Jean	Last Kapp	Suffix	Death Date July 28, 2011	
Sex Female	Age 76 years	Social Security Number			County of Death Multnomah		
Birthdate March 02, 1935		Birthplace Brownstown, Washington				Was Decedent Ever in U.S. Armed Forces? No	
Residence: 432 Mt. Glade Road					City/Town Stevenson		
Residence County Skamania		State or Foreign Country Washington		Zip Code + 4 98648		Inside City Limits? Unknown	
Marital Status at Time of Death Married		Spouse's Name Prior to First Marriage Ronald Glade Kapp					
Father's Name William Perry Poisel				Mother's Name Prior to First Marriage Norah Deane			
Informant's Name Ronald Kapp		Telephone Number Not Available		Relationship to Decedent Spouse		Mailing Address 432 Mt. Glade Road, Stevenson, WA 98648	
Place of Death Hospital-Inpatient		Facility Name Providence Portland Medical Center					
Location of Death 4805 NE Glisan Street				City/Town or Location of Death Portland		State Oregon	
Method of Disposition Removal From State		Place of Disposition Columbia River Crematory		Location (City/Town and State) White Salmon, Washington			
Name and Complete Address of Funeral Facility Gardner Funeral Home 1270 N Main, White Salmon, Washington 98672							
Date of Disposition August 01, 2011		Funeral Director's Signature /S/ Derek F. Krentz				OR License Number RR-0064	
Registrar's Signature /S/ Lila Wickham				Date Received August 09, 2011		Local File Number 003707	
Amendment							

TO BE COMPLETED BY MEDICAL CERTIFIER

Was case referred to Medical Examiner? No		Autopsy? No		Were autopsy findings available to complete the cause of death?		Time of Death 0422	
CAUSE OF DEATH						Approximate Interval: Onset to Death	
IMMEDIATE CAUSE ↓ a. Colon Cancer						1 Yr	
Due to (or as a consequence of) ↓ b.							
Due to (or as a consequence of) ↓ c.							
Due to (or as a consequence of) ↓ d.							
Other significant conditions contributing to death							
Manner of Death Natural		If Female		Did tobacco use contribute to death? No			
Date of Injury		Time of Injury		Place of Injury		Injury at Work?	
Location of Injury							
Describe how injury occurred						If transportation injury, specify.	
Name and Address of Certifier Ryan Christian Petersen 115 May Street, Hood River, Oregon 97031							
Name and Title of Attending Physician If Other than Certifier						Date Signed August 02, 2011	
Medical Certifier /S/ Ryan Christian Petersen				Title of Certifier M.D.		License Number MD24586	
Amendment							



45-2CC (01/06)



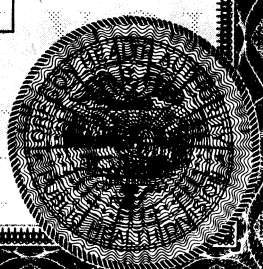
I CERTIFY THAT THIS IS A TRUE, FULL AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORD FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS OR A DELEGATED LOCAL OFFICE.

December 12, 2012

DATE ISSUED:

JENNIFER A. WOODWARD, Ph.D.
STATE REGISTRAR

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER.



American Bank Note Company

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE