REAL ESTATE EXCISE TAX

RETURN TO: Greg Call, PC 212 E. 22<sup>nd</sup> Street Vancouver, WA 98663

30205 JUL 31, 2013

Statey Jahris Deputy

## PERSONAL REPRESENTATIVE'S DEED

GRANTOR: KIMBERLEY A. GILL, as Personal Representative of the Estate of LYLE A.

**FRITZ** 

GRANTEE: NICHOLAS D. WADE and ANN F. HORINOUCHI, husband and wife.

LEGAL DESCRIPTION OF PROPERTY CONVEYED:

1. Tax Parcel Number:

020534000040000

2. Address:

1251 and 1301 Mabee Mines Rd., Washougal, WA

3. Legal Description:

See Attached Exhibit "A"

4. Tax Assessed Value:

\$ 5, 549.00

## **DECLARATION OF CONVEYANCE:**

- 1. <u>GRANTOR</u>. The undersigned Grantor, KIMBERLEY A. GILL, as Personal Representative of the Estate of LYLE A. FRITZ is the duly appointed, qualified, and acting Personal Representative of the Estate of Lyle A. Fritz (herein, "the Estate").
- 2. THE ESTATE. Lyle A. Fritz ("the decedent") died testate on October 19, 2012, in Vancouver, Washington and KIMBERLEY A. GILL was appointed Personal Representative of the estate on November 15, 2012, in the State of Washington Superior Court for Clark County in Cause No. 12-4-00845-1 (herein, the "probate proceedings"). Lyle A. Fritz was the sole owner of the above described real property at the time of his death having acquired the interest of Mary "Lois" Fritz, his deceased wife, pursuant to that certain Community Property Agreement executed by the decedent and Mary "Lois" Fritz on August 6, 2003, and recorded with the decedent's Affidavit in Support of Community Property Agreement recorded in the office of the Clark County Auditor under Auditor's File No. 3969189 on April 6, 2005.
- 3. <u>NON-INTERVENTION POWERS</u>. By Order of Solvency entered the probate preceding on November 15, 2012, the Personal Representative was authorized to settle the

PERSONAL REPRESENTATIVE'S DEED - 1

AFN #2013001674 Page: 2 of 3

Estate without further court intervention or supervision.

- CONVEYANCE. In consideration of the terms of the decedent's Last Will and Testament certified by the Court in the probate proceeding on November 15, 2012, the Estate of Lyle A. Fritz, by Kimberely A. Gill as it's duly appointed Personal Representative, does herby transfer and convey the Estate's entire interest in the real property described above to NICHOLAS D. WADE and ANN F. HORINOUCHI, husband and wife.
- 5. <u>LIMITATION OF COVENANTS</u>. Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication. This conveyance is exempt from disclosures required by RCW 64.06.020 pursuant to RCW 64.06.010(6).

Dated this 29	lay of July		, 2013.
		July	a. 920, PR
	KIMBERLE	EY A. GILI	L, Personal Representative
STATE OF WASHINGTON	,		
COUNTY OF CLARK	: ss. )		

On this day personally appeared before me KIMBERLEY A. GILL, known to me to be the person named in the foregoing instrument, and who executed the within and foregoing instrument and acknowledged that he signed the same as his individual free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 37 day of s 2013.

> T. L. BARRETT NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES JUNE 9, 2016

T. L. Barrott Notary Public for the State of Washington Residing at \/arcowler

My appointment expires on  $(\rho)$ 

AFN #2013001674 Page: 3 of 3

## **EXHIBIT "A"**

The Southeast quarter of the Northeast quarter, the North half of the Northeast quarter of the Southeast quarter, except that portion thereof lying Southerly of County Road No. 1112, designated as the Mabee Mines Road; of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County Washington.

READ AND APPROVED BY:

Skamania County Assessor

Date 7-31-13 Parcell 2-5-34-0-0400

ym