

After recording, return to:

Deborah M. Phillips
Phillips Reynier Sumerfield & Cline, LLP
P.O. Box 758
Hood River, Oregon 97031

SKAMANIA COUNTY DEED TAX
10445
JAN 21 2014
Exempt
Cy deputy

PERSONAL REPRESENTATIVE'S DEED

- 1. GRANTOR/GRANTEE. The undersigned, Judith Ann Richards ("Grantor"), is the duly appointed, qualified and acting Personal Representative of the Estate of Harold Edward Richards, Deceased. The Grantee is Judith Ann Richards.
- 2. ESTATE. Harold Edward Richards (Decedent) died on August 11, 2013. On September 10, 2013, Grantor was appointed Personal Representative of Decedent's estate by the State of Washington Superior Court of Skamania County, in Case No. 13-4-00019-8 (Probate Proceeding).
- 3. TESTATE/NONINTERVENTION POWERS. Decedent died testate and Decedent's Last Will and Testament was admitted to probate on September 10, 2013. By order entered on September 10, 2013 in the Probate Proceeding, Grantor was granted nonintervention powers.
- 4. DESCRIBED REAL PROPERTY. Included among the property subject to the Probate Proceeding is Decedent's interest in real property described as follows:

The North 180 feet of the East 112 feet of the following described tract of land:

That portion of the Southwest Quarter of the Northwest Quarter of Section 22, Township 3 North, Range 10 East, of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Quarter corner of the West line of the said Section 22; thence North 00° 19' East 20.17 chains; thence South 89° 59' East 4.96 chains; thence South 00° 19' West 20.17 chains; thence North 89 degrees 59' West 4.96 chains to the point of beginning.

AND

Beginning at the Northwest corner of the East half of the West half of the Southwest quarter of the Northwest quarter of Section 22, Township 3, Range 10 East of the Willamette Meridian, in the County of Skamania and State of Washington; thence South along the west line of said East half, a distance of 180 feet; thence East 9 feet; thence North 180 feet to the North line of said quarter quarter; thence West 9 feet to the point of beginning.

Commonly known as: 322 Schoolhouse Rd., Underwood, WA 98651
Assessor's Property Tax Parcel Number: 03-10-2200-1200/00
Skamania County Assessor
Date 1-21-14 Parcel 3-10-22-1200

- 5. CONVEYANCE OF REAL PROPERTY. Grantor hereby conveys and quit claims to Judith Ann Richards all of the interest of the Decedent's estate in the real property described in this Deed (together with all after-acquired title of the Grantor to the real property), which represents Decedent's interest in the real property at his death.

DATED this 21 day of January, 2014.
Judith Ann Richards
Judith Ann Richards, Personal Representative of
the Estate of Harold Edward Richards

STATE OF Oregon)
County of Hood River) ss.

The foregoing instrument was acknowledged before me this 16th day of Jan., 2014,
by Judith Ann Richards, Personal Representative of the Estate of Harold Edward Richards.



Renee Webb
Notary Public for Oregon
My Commission Expires: 5-25-2014

Unofficial Copy