AFN #2015001165 Recorded 06/16/2015 at 11:49 AM DocType: DEED Filed by: MINDY R. PASCUZZI Page: 1 of 6 Auditor Robert J. Waymire Skamania County, WA

After recording return to:

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

Tax Account No.: 03-10-22-0-0-1103-00 W

Reference No.:

True and Actual Consideration: Non-monetary

QUITCLAIM DEED

Van Loo Fiduciary Services, LLC, as Conservator of the Estate of Steve L. Pascuzzi, Grantor, conveys and quitclaims to Mindy R. Pascuzzi, Grantee, any interest Steve L. Pascuzzi may have in the following described real property situated in Skamania County, Washington:

See attached Exhibit A.

DATED this 29 day of May, 2015.

SKAMANIA COUNTY REAL ESTATE EXCISE TAX

Grantor:

3/307

Estate of Steve L. Pascuzzi

JUN 1 6 2015

By: Van Loo Fiduciary Services, LLC, as conservator

PAID Exempt | SKAMANIA COUNTY TREASURER

By: Conky Van Loo, Member

STATE OF OREGON

County of Multnomah

The foregoing instrument was acknowledged before me this 29 day of May, 2015, by Cindy Van Loo, Member, Van Loo Fiduciary Services, LLC.

OFFICIAL STAMP
WILLIAM THOMAS O'CONNELL
NOTARY PUBLIC - OREGON
COMMISSION NO. 929665
MY COMMISSION EXPIRES JUNE 25, 2018

Notary Public for Oregon

My Commission Expires: June 25 248

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Exhibit A

Beginning at the Northwest Corner 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, which lies under the Schoolhouse Road in Skamania County, State of Washington; is referenced by a white post; thence East 745 feet, more or less, to the True Point of Beginning; thence East 200 feet, more or less; thence South 180 feet, more or less, to an iron pipe; thence West 200 feet, more or less, to an iron pipe; thence 180 feet, more or less, to the True Point of Beginning.

> Skamania County Assessor 2m



AFN #2015001165 Page: 3 of 6

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MULTNOMAH 1021 SW Fourth Avenue Portland Oregon 97204

In the Matter of: Steve L. Pascuzzi Case No: 14PR00779

Letters of Conservatorship

Protected Person

The court certifies that VAN LOO FIDUCIARY SERVICES LLC was named Conservator on 12/30/2014 for the Protected Person named above.

VAN LOO FIDUCIARY SERVICES LLC is qualified and has the authority and obligation to perform the duties of Conservator as required by law.

JAN 2 7 2015

Date



Court Clerk, signature

JENNIFER GALBRAITH

J. Galla

Print name

I certify that this copy of the Letters of Conservatorship is a true, complete, and accurate copy of the original Letters filed with this court. I certify that the Letters are still in full effect and have not been revoked or set aside.

JAN 2 7 2015

Date

Court Clerk, signature JENNIFER GALBRAITH

Print name

1		
2		
3		
4	IN THE CIRCUIT COURT OF THE STATE OF OREGON	
5	FOR THE COUNTY OF MULTNOMAH	
6	DEPARTMENT OF PROBATE	
7	In the Matter of the Conservatorship of) Case No. 14PR00779	
8	STEVE L. PASCUZZI,) LIMITED JUDGMENT APPOINTING	
10	Protected Person. CONSERVATOR OF AN ADULT FOR AN INDEFINITE PERIOD	
11	,	
12	THIS MATTER CAME BEFORE THE COURT upon the Petition of Mindy Pascuzzi for	
13	entry of a Limited Judgment appointing Van Loo Fiduciary Services LLC as Conservator for	
14	Steve L. Pascuzzi. The Court has reviewed the records and files, and finds by clear and	
15	convincing evidence, that:	
16		
17	Venue is properly in this court and no other court in this State has acquired jurisdiction of	
18	this matter.	
19	2.	
20	Notices as required by ORS 125.060 have been given to persons entitled thereto. The	
21	time for filing objections has expired and no objections have been filed.	
22	3.	
23	Steve L. Pascuzzi is financially incapable and has money and property that requires	
24	management and protection.	
25	4.	
26 .	Van Loo Fiduciary Services LLC is qualified and suitable to act as Conservator, and is	
•	Page 1 of 2 LIMITED JUDGMENT APPOINTING CONSERVATOR OF AN ADULT FOR AN INDEFINITE PERIOD Oregon Elder Law 2173 NB Broadway Street Porland, Oregon 97232 Ph: (503) 224-6778 ♦ Fax: (866) 284-6444 Email: juli@urvgonelderlaw.com (\$264,000)	

(\$264,000)

AFN #2015001165 Page: 5 of 6

1 willing to serve.

この名の機能を対象をは、研究的によう

- NOW THEREFORE, IT IS HEREBY ORDERED AND ADJUDGED THAT:
- Van Loo Fiduciary Services LLC is appointed as Conservator of Steve L.
- 4 Pascuzzi for an indefinite period, with the authority to exercise the powers and duties of a
- 5 Conservator set forth in ORS Chapter 125;
- 6 2. The Conservator's bond shall be set at \$264,000.00;
- 7 3. The appointment of Van Loo Fiduciary Services LLC will be made in reliance on
- 8 the representation by Van Loo Fiduciary Services LLC, that Cindy Van Loo will personally act
- 9 as the primary decision maker for the Protected Person. In the absence of emergency
- 10 circumstances making such notification impossible, Van Loo Fiduciary Services LLC, shall
- 11 notify the Court and all interested persons not less than 90 days in advance of a proposed change
- 12 of the persons acting as primary decision makers. In emergency circumstances where advance
- 13 notice is not possible, Van Loo Fiduciary Services LLC, shall notify the Court and all interested
- 14 persons not less than 3 business days after Cindy Van Loc ceases to act as the primary decision
- 15 maker for the Protected Person. Upon such notice and without prior hearing, the Court may
- 16 remove Van Loo Fiduciary Services LLC, as Conservator or take such other action as the Court
- 17 deems appropriate for the welfare of the Protected Person. Failure by Van Loo Fiduciary
- 18 Services LLC, to comply with these notice requirements will result in immediate removal of Van
- 19 Loo Fiduciary Services LLC as Conservator;
- 20 4. Letters of Conservatorship shall issue to Van Loo Fiduciary Services LLC in the
- 21 manner provided by law upon filing of the surety bond required herein; and,
- 22 ///
- 23 ///
- 24 ///
- 25 ///
- 26 ///

Page 2 of 2 LIMITED JUDGMENT APPOINTING CONSERVATOR OF AN ADULT FOR AN INDEFINITE PERIOD

Oregon Elder Law 2173 NE Broadway Street Portland, Oregon 97232 Ph: (503) 284-6778 \$\infty\$ Fac: (866) 284-6444 Email: julie@oregonelderlaw.com A COLUMN TO THE PROPERTY OF THE PARTY OF THE

1	The Conservator is authorized	to sell the Respondent's interest in real property,
2	located at 442 School House Road, Underwo	ood, Washington 98651.
3		
	Signed: 12/50/2014 10:12 AM	
4	DATED:	<u></u>
5		
6		
7		CIRCUIT COURT JUDGE
,		Paula J. Kurshner
8	Submitted by:	
9	ATTORNEY FOR PETITIONER:	
7	Julie Meyer Rowett, OSB #043604	Mindy Pascuzzi
10	Oregon Elder Law 2173 NE Broadway	442 School House Road
	Portland, Oregon 97232	Underwood, Washington 98651
11	Telephone: (503) 284-6778	Telephone: (503) 758-5492
••	Facsimile: (866) 284-6444	4'/ 17
12	e-mail: julie@oregonelderlaw.com	
13	ommi. <u>Juno a de Ponestier la w. com</u>	
	ATTORNEY FOR CONSERVATO	DR: CONSERVATOR:
14	Gary Vigna	Van Loo Fiduciary Services LLC
16	The Elder Law Firm	P.O. Box 80352
15	111 SW 5th Avenue, Suite 1890	Portland, Oregon 97280
16	Portland, OR 97204	Telephone: (503) 680-1146
	Telephone: (503) 228-6099	
17	Facsimile: (503) 273-0123	
18	e-mail: gary@vignalaw.com	
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Page 3 of 2 LIMITED JUDGMENT APPOINTING CONSERVATOR OF AN ADULT FOR AN INDEFINITE PERIOD

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