

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 *JW*
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.

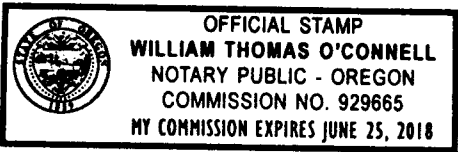
SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31307
JUN 16 2015

PAID Exempt
Quincy Van Loo
SKAMANIA COUNTY TREASURER

Grantor:
Estate of Steve L. Pascuzzi
By: Van Loo Fiduciary Services, LLC,
as conservator
By: *Cindy Van Loo*
Cindy Van Loo, Member

STATE OF OREGON)
County of Multnomah) ss.

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



William T. O'Connell
Notary Public for Oregon
My Commission Expires: June 25 2018

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
Date 6-16-15 Parcel# 03-10-22-0-0-1103-00
Zm

Unofficial
Copy

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

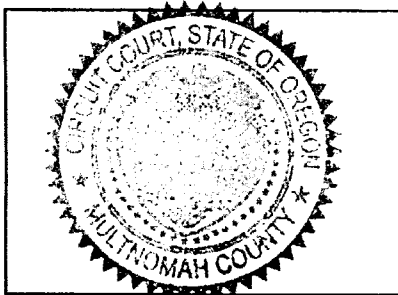
Protected Person

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 27 2015

Date



J. Galbraith

Court Clerk, signature

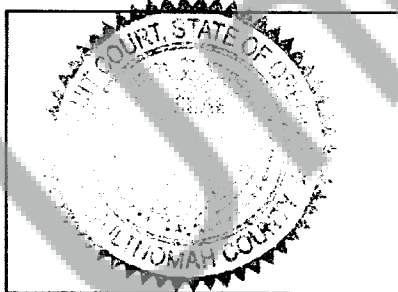
JENNIFER GALBRAITH

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 27 2015

Date



J. Galbraith

Court Clerk, signature

JENNIFER GALBRAITH

Print name

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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF MULTNOMAH
DEPARTMENT OF PROBATE

In the Matter of the Conservatorship of)	Case No. 14PR00779
STEVE L. PASCUZZI,)	LIMITED JUDGMENT APPOINTING
)	CONSERVATOR OF AN ADULT FOR
Protected Person.)	AN INDEFINITE PERIOD
_____)	

THIS MATTER CAME BEFORE THE COURT upon the Petition of Mindy Pascuzzi for entry of a Limited Judgment appointing Van Loo Fiduciary Services LLC as Conservator for Steve L. Pascuzzi. The Court has reviewed the records and files, and finds by clear and convincing evidence, that:

1.

Venue is properly in this court and no other court in this State has acquired jurisdiction of this matter.

2.

Notices as required by ORS 125.060 have been given to persons entitled thereto. The time for filing objections has expired and no objections have been filed.

3.

Steve L. Pascuzzi is financially incapable and has money and property that requires management and protection.

4.

Van Loo Fiduciary Services LLC is qualified and suitable to act as Conservator, and is

1 willing to serve.

2 NOW THEREFORE, IT IS HEREBY ORDERED AND ADJUDGED THAT:

3 1. 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 Loo 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,

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