

Filed for Record at Request of &
When Recorded Return To

Nathan Coltrane
P.O. Box 265
Wahougal, wa. 99671

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

31909

JUN 23 2016

PAID 2,200⁰⁰
ca deputy
SKAMANIA COUNTY TREASURER

PERSONAL REPRESENTATIVE'S DEED

CL4350
CN2520-TH

Grantor: Katherine E. Wilkerson, Personal Representative for the Estate of Terrence Dean Nelson
Grantees: Nathan Coltrane and Betty Coltrane, husband and wife
Assessor's Property Tax Parcel/Account No.: 02053000020300

1. Grantor. I, KATHERINE E. WILKERSON, am the duly appointed, qualified, and acting Personal Representative of the Estate of TERRANCE DEAN NELSON, Deceased, Skamania County, Washington. Superior Court Case No.16-4-00007-9.

2. Grantees. The Grantees are NATHAN COLTRANE and BETTY COLTRANE, husband and wife.

3. Decedent's Estate. Decedent TERRANCE DEAN NELSON died intestate on March 23, 2016. On April 13, 2016, Grantor was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

4. Heirs. Rachel J. Nelson, Paul E. Nelson and Katherine E. Wilkerson are the heirs to the Estate of TERRANCE DEAN NELSON.

5. Real Property. Among the assets of Decedent's estate is the following described real property located in Skamania County, Washington:

That portion of the Northwest Quarter of the Northeast Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington,

described as Lot 3 of S.A.F.E. Short Plat No. 3, recorded June 10, 1981, in Book 2 of Short Plats, Page 217, in Auditors File No. 92582

More commonly known as: 232 Panda Road, Washougal, Washington.

Assessor's Property Tax Parcel/Account Number: 02053000020300 Date 6/25/16 Parcel# 2-5-20-203
134

Skamania County Assessor

6. Consideration. This conveyance is made pursuant to a Residential Real Estate Purchase and Sale Agreement dated June 10, 2016 between Grantor and Grantees.

7. Conveyance of Decedent's Interest. Grantor conveys, grants, and quitclaims to NATHAN COLTRANE and BETTY COLTRANE, husband and wife, all of 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 interest represents Decedent's interest in the real property at his death.

DATED: 6/20/16


Estate of Terrance Dean Nelson, Deceased

By: [Signature], P.R.
Katherine E. Wilkerson, Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF ~~SKAMANIA~~ *Clark*)

On this day personally appeared before me Katherine E. Wilkerson, known or proved to me to be the individual described in and who executed the within and foregoing **Personal Representative's Deed**, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on: 6.20.16



Signature

Tracey L. Hendrickson

Printed Name

NOTARY PUBLIC for Washington

Residing at: Washougal

My appointment expires on: 4.10.17

