

Filed for Record at Request of:
Carolyn A. Simms, Attorney

When Recorded Return To
Carolyn A. Simms, Attorney
P.O. Box 169
Washougal, WA 98671

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

32361
JAN 23 2017

PAID

Exempt
by deputy
SKAMANIA COUNTY TREASURER

PERSONAL REPRESENTATIVE'S DEED

(Distribution of Real Property from Testate Estate)

Grantor: Janet E. Gustafson, Personal Representative of the Estate of Daniel D. Gustafson
Grantee: Janet E. Gustafson, as her separate property
Abbreviated
Legal: #107, #200 Section 20, Township 2N, Range 5E
Parcel No.: 02-05-20-0-0-0107-00 & 02-05-20-0-0-0107-05

1. Grantor. I, Janet E. Gustafson, am the duly appointed, qualified, and acting Personal Representative of the Estate of Daniel D. Gustafson, Deceased, Skamania County, Washington, Superior Court Case No. 16-4-00019-2.

2. Grantee. The Grantee is Janet E. Gustafson, as her separate property.

3. Decedent's Estate. Decedent, Daniel D. Gustafson died testate on June 21, 2016. On August 9, 2016, Decedent's *Last Will and Testament* was admitted to probate and Grantor was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

4. Will Provision. Section IV of Decedent's *Last Will and Testament* provides that Decedent's real property described herein shall pass to Janet E. Gustafson.

5. Real Property. Among the assets of Decedent's estate is real property located in Skamania County, Washington, further described in Exhibit A, attached hereto, to be given to Janet E. Gustafson, also known as 531 Dobbins Road, Washougal, WA 98671.

6. Consideration. This conveyance is made in consideration of Decedent's gift from the estate via the *Last Will and Testament*.

7. Conveyance. Grantor, Janet E. Gustafson, Personal Representative of the Estate of Daniel D. Gustafson, conveys, grants, and quitclaims to, Janet E. Gustafson, all of the interest 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: 12-29-16

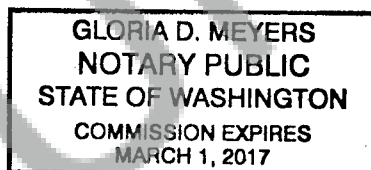
Estate of Daniel D. Gustafson, Deceased

By: Janet E. Gustafson
Janet E. Gustafson,
Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

On this day personally appeared before me Janet E. Gustafson, 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 he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on: December 29, 2016



Gloria D. Meyers
Signature
Gloria D. Meyers
Printed Name, NOTARY PUBLIC for Washington
Residing at: Washington, WA
My Commission expires: 3-1-2017

EXHIBIT "A"

The Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

TOGETHER THEREWITH that portion conveyed by Deed recorded February 19, 2009 as Auditor File No. 2009172077, Skamania County Records, more particularly described as follows:

A portion of the Northwest quarter of the Northeast quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

Beginning at the Northeast corner of the Northwest quarter of the Northeast quarter of Section 20; Thence South $01^{\circ}22'28''$ West along the East line of said Northwest quarter of the Northeast quarter of Section 20, 331.19 feet; thence North $88^{\circ}37'32''$ West, 54.00 feet; thence North $01^{\circ}22'28''$ East along a line which is 54.00 feet West of and parallel with said East line of said Northwest quarter of the Northeast quarter of Section 20, 255.69 feet; thence North $88^{\circ}05'24''$ West along a line which is 73.00 feet South of and parallel with the North line of said Section 20, 685.59 feet more or less to the center of Wild Boy Creek; thence North $01^{\circ}57'08''$ East along the centerline of said Wild Boy Creek, 73.00 feet more or less to the North line of said Section 20; thence South $88^{\circ}05'24''$ East along the North line of said Section 20, 738.86 feet to the point of beginning. Containing 67,919 square feet more or less.

EXCEPTING THEREFROM that portion conveyed by Deed recorded on February 19, 2009 as Auditor File No. 2009172078, Skamania County Records, more particularly described as follows:

Beginning at the Southwest corner of the Northwest quarter of the Northeast quarter of the Northeast quarter of said Section 20; thence North $01^{\circ}22'28''$ East along the West line of said Northwest quarter of the Northeast quarter of the Northeast quarter of said Section 20, 330.00 feet; thence South $88^{\circ}37'32''$ East, 54.00 feet; thence South $01^{\circ}22'28''$ West along a line which is 54.00 feet East of and parallel with said West line, 257.39 feet to a point which is 73.00 feet North of the South line of said Northwest quarter of the Northeast quarter of the Northeast quarter of said Section 20; thence South $88^{\circ}12'34''$ East along a line which is 73.00 North of and parallel with said South line of said Northwest quarter of the Northeast quarter of the Northeast quarter of said Section 20, 600.49 feet to the East line of said Northwest quarter of the Northeast quarter of the Northeast quarter of said Section 20; thence South $01^{\circ}22'13''$ West, 73.00 feet to the Southeast corner of the Northwest quarter of the Northeast quarter of the Northeast quarter of said Section 20; thence North $88^{\circ}12'34''$ West along the South line of the Northwest quarter of the Northeast quarter of the Northeast quarter of said Section 20, 654.50 feet to the point of beginning. Containing 61,667 square feet more or less.

50-101-02-S-P
Date 1-23-17 Parcel # 5-20-107
Skamania County Assessor