

AFTER RECORDING RETURN TO:

Name: Beth A. Read
Address: 1912 Bear Creek Road
City/State: Carson, WA 98610

DOCUMENT TITLE(S): (or transactions contained therein)

1. **Lack of Probate Affidavit**

GRANTOR(S): (Last name first, then first name and initials)

1. **Dale William Charles Andrew**

☐ Additional names on page _____ of document

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

33217
APR 24 2018
MAY 9, 2018 adj

GRANTEE(S): (Last name first, then first name and initials)

1. **Beth Ann Read**

☐ Additional names on page _____ of document

PAID
EXEMPT
SKAMANIA COUNTY TREASURER

Abbreviated Legal Description as follows:

Lot 1 of Gary Hegewald Short Plat, NW NW, Sec. 8, T 3N, R 8E, W.M.

Lot 1 of Dale Andrew Short Plat, NW NW, Sec. 8, T 3N, R 8E, W.M.

☐ Complete legal description is on pages 4 and 5 of document

Assessor's Property Tax Parcel/Account Number(s):

03080800021400

Skamania County Assessor

03080800020600

Date ~~4-24-18~~ Parcel# 03080800021400
5-9-18 dm 03080800020600

Reference Number(s) of Documents assigned or released:

☐ Additional numbers on page _____ of document

**LACK OF PROBATE AFFIDAVIT
STATE OF WASHINGTON
FOR SEPARATE PROPERTY, COMMUNITY PROPERTY, OR JOINT TENANCY PROPERTY**

County: Skamania

STATE OF WASHINGTON)

SS:

COUNTY OF KLIKITAT)

BETH ANN READ (herein, "Affiant"), being first duly sworn, on oath deposes and says:

That Affiant is (check one):

☒ the lawful surviving spouse of the Decedent DALE WILLIAM CHARLES ANDREW, also known as DALE ANDREW

☐ Surviving child of the Decedent

☐ Registered domestic partner of the Decedent

☐ One of the joint tenants named in that certain instrument creating a joint tenancy with a right of survivorship identified in that certain deed recorded on _____ [mm/dd/yyyy], under Recording No. _____, in _____ County, Washington,

☐ other (identify): _____

All with respect to the estate of Dale William Charles Andrew (herein "Decedent"), who died on March 31, 2016, in the County of Skamania, State of Washington, then being a resident of the County of Skamania, State of Washington. **(A copy of the death certificate is attached hereto.)**

That Affiant has hereinbelow identified each and all of the heirs at law and next of kin of decedent, including but not limited to children, adopted children, the issue of any predeceased child or adopted child (if decedent left no surviving children, then Affiant has listed below all of the surviving parents, brothers and sisters of decedent), spouse, registered domestic partner, and ***including all parties who would have been heirs at law if the decedent had not been married or a registered domestic partner on the date of death:***

That the heirs at law and next of kin of the decedent are (list all parties, using the reverse side or attaching a list if necessary):

Name & relationship BETH ANN READ - SPOUSE

Address: 1912 Bear Creek Road, Carson, WA 98610

Name & relationship KRISTY LEE RINAS - DAUGHTER

Address: 256 Heritage Bay, Cochrane, Alberta, Canada T4C0L5

Name & relationship _____

Address: _____

Name & relationship _____

Address: _____

Name & relationship _____

Address: _____

That among items of real property owned by the Decedent at the time of death were two parcels of real estate located in Skamania County, Washington, legally described in Exhibits A and B, attached.

As to the Decedent, said real estate was [*check one*]

- ☒ Community property
☐ Separate property
☐ Joint tenancy property

CHECK ALL BOXES WHICH APPLY IN EACH SECTION:

1. That on the date the real property was purchased the Decedent was:
 - ☒ married to Beth Ann Read.
 - ☐ unmarried, not a registered domestic partner
 - ☐ unmarried, a registered domestic partner of _____
2. That on the date of death the Decedent was
 - ☒ married to Beth Ann Read.
 - ☐ unmarried, not a registered domestic partner
 - ☐ unmarried, a registered domestic partner of _____
3. ☒ That the decedent left a Will, a copy of which is attached hereto.
☐ That the decedent left no Will.
☐ That the decedent executed a Community Property Agreement.
4. ☒ That the decedent's estate is not being was not probated.
☐ That the decedent's estate is subject to probate proceedings in _____ County, State of _____, under Probate No. _____
5. ☒ That the estate of the decedent is exempt from State and/or Federal succession or inheritance taxes.
☐ That State and/or Federal succession or inheritance taxes in the amount of \$_____ have been paid. Copies of the release/discharge are attached hereto.
☐ That State and/or Federal succession or inheritance taxes are due, but have not been paid.
6. ☒ That the decedent has not received assistance from the State of Washington for medical care.
☐ That the decedent has received assistance from the State of Washington for medical care.
☐ That the State of Washington has been fully reimbursed for assistance for medical care.

That, with respect to the property, if any, owned by the Decedent in joint tenancy as described above, at all times from the time of the execution of the instrument by which the joint tenancy was created to the death of the Decedent, each of the joint tenants recognized that the above described joint tenancy property was held in joint tenancy, and that the interest of no one or more of said joint tenants has ever been conveyed, encumbered or otherwise separated from the interest of the other joint tenant(s), either voluntarily or involuntarily, whether by specific act or by operation of law; and that said joint tenancy continued in full force until the death of the Decedent with respect to the interest of the Decedent and, if there are two or more surviving joint tenants,

including the Affiant, the joint tenancy continues with respect to the interests of the said surviving joint tenants.

That Affiant knows of the Affiant's own knowledge, and so states, that each and all of the obligations against the estate of said Decedent (including, but not limited to: all the debts of decedent; all of the expenses of Decedent's last illness, funeral and burial; promissory notes; installment contracts and mortgages; and state and federal succession taxes upon Decedent's estate, if applicable) have been paid in full, except as follows (use reverse side or attach a list if necessary): _____

That the value of the Decedent's estate at date of death, including all real and personal property, was approximately \$400,000, including the value of community property of Decedent and Decedent's surviving spouse, if any, of approximately \$400,000, and including the value of Decedent's separate property, if any, of approximately \$100, and including the full value of all other property, if any, held by the Decedent in joint tenancy of approximately \$-0-.

DATED: April 18th, 2018

Beth Ann Read
(Signature)

BETH ANN READ

(Print or type Affiant's full name)

1912 Bear Creek Road, Carson, WA 98610 (Full address and telephone number)
(509) 427-4885

SUBSCRIBED and SWORN TO before me this 18th day of April, 2018

Name: JAMES L. KACENA

Notary Public in and for the State of WASHINGTON
Washington, residing at WHITE SALMON, WA

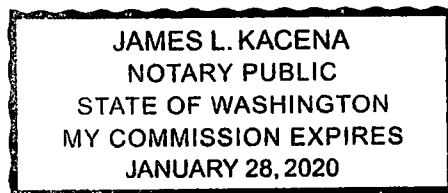


Exhibit A

A tract of land in the Northwest Quarter of the Northwest Quarter of Section 8, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the GARY HEGEWALD SHORT PLAT, recorded in Book 2 of Short Plats, Page 188, Skamania County Records.

SPECIAL EXCEPTIONS:

1. Rights of others thereto entitled in and to the continued uninterrupted flow of Bear Creek, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
2. Any adverse claims based upon the assertion that Bear Creek has moved.
3. Rights of the Public in and to that portion lying within Road.

Assessor's Tax Parcel 03080800021400

Skamania County Assessor
Date 4-24-17 Parcel# 03080800021400
7m

Exhibit B

A tract of land in Section 8, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the Dale Andrew Short Plat, Recorded in Auditor File Number 2004152685, Skamania County Records. "This conveyance is subject to Covenants, Conditions, Restrictions and Easements, if any, affecting title, which may appear in the Public Record, including those shown on any recorded plat or survey."

Assessor's Tax Parcel 03080800020600

Skamania County Assessor
Date: 8-24-18 Parcel# 03080800020600
JM

STATE OF WASHINGTON DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

CERTIFICATE NUMBER: 2016-014099

DATE ISSUED: 04/06/2016

FEE NUMBER: 000202877

GIVEN NAMES: DALE WILLIAM CHARLES
LAST NAME: ANDREW

COUNTY OF DEATH: SKAMANIA
DATE OF DEATH: MARCH 31, 2016
HOUR OF DEATH: 01:10 P.M.
SEX: MALE
AGE: 55 YEARS

SOCIAL SECURITY NUMBER: [REDACTED]

HISPANIC ORIGIN: NO, NOT HISPANIC
RACE: WHITE

BIRTHDATE: APRIL 26, 1960
BIRTHPLACE: MAVERTHORPE, ALBERTA, CANADA

MARITAL STATUS: MARRIED
SPOUSE: BETH ANN READ

OCCUPATION: FIREFIGHTER
INDUSTRY: FIRE DEPARTMENT
EDUCATION: SOME COLLEGE CREDIT, BUT NO DEGREE
US ARMED FORCES? NO

INFORMANT: BETH READ
RELATIONSHIP: SPOUSE
ADDRESS: 1912 BEAR CREEK ROAD CARSON, WA 98610

PLACE OF DEATH: HOME
FACILITY OR ADDRESS: 1912 BEAR CREEK ROAD
CITY, STATE, ZIP: CARSON, WASHINGTON 98610

RESIDENCE STREET: 1912 BEAR CREEK ROAD
CITY, STATE, ZIP: CARSON, WASHINGTON 98610
INSIDE CITY LIMITS? NO
COUNTY: SKAMANIA

TRIBAL RESERVATION: NOT APPLICABLE
LENGTH OF TIME AT RESIDENCE: 11 YEARS

FATHER/PARENT: DONALD EDMUND ANDREW
MOTHER/PARENT: MARGARET MCCASTLE

METHOD OF DISPOSITION: CREMATION
PLACE OF DISPOSITION: COLUMBIA RIVER CREMATORY
CITY, STATE, ZIP: WHITE SALMON, WA
DISPOSITION DATE: APRIL 07, 2016

FUNERAL FACILITY: GARDNER FUNERAL HOME INC
ADDRESS: 1270 NORTH MAIN AVENUE
CITY, STATE, ZIP: WHITE SALMON WA 98672
FUNERAL DIRECTOR: DEREK F. KRENTZ

CAUSE OF DEATH:
A. RESPIRATORY ARREST
INTERVAL: HOURS
B. AMYOTROPHIC LATERAL SCLEROSIS
INTERVAL: MONTHS
C. PROGRESSIVE NEUROLOGIC DISEASE
INTERVAL: YEARS
D. INTERVAL:

OTHER CONDITIONS CONTRIBUTING TO DEATH:

DATE OF INJURY:
HOUR OF INJURY:
INJURY AT WORK?
PLACE OF INJURY:

LOCATION OF INJURY:

CITY, STATE, ZIP:
COUNTY:
DESCRIBE HOW INJURY OCCURRED:

MANNER OF DEATH: NATURAL

AUTOPSY: NO

AVAILABLE TO COMPLETE THE CAUSE OF DEATH? NOT APPLICABLE

DID TOBACCO USE CONTRIBUTE TO DEATH? NO

PREGNANCY STATUS, IF FEMALE: NOT APPLICABLE

CERTIFIER NAME: DEANA DAHL, ARNP

TITLE: ARNP

CERTIFIER:

ADDRESS: 212 SKVLIN DRIVE
CITY, STATE, ZIP: WHITE SALMON WA 98672
DATE SIGNED: APRIL 06, 2016

STATUS OF DECEDENT: IF A TRANSPORTATION INJURY:
NOT APPLICABLE

ITEM(S) AMENDED: NONE

NUMBER(S): NONE
DATE(S): NONE



CASE REFERRED TO ME/CORONER: NO

FILE NUMBER: NOT APPLICABLE

ATTENDING PHYSICIAN:
NOT APPLICABLE

LOCAL DEPUTY REGISTRAR:
AMANDA HERTEL

DATE RECEIVED: APRIL 06, 2016

DOH 01-003 (12/11)

**LAST WILL AND TESTAMENT
OF
DALE WILLIAM CHARLES ANDREW**

I, Dale William Charles Andrew, a resident of Carson, Washington declare this to be my Last Will and revoke all former Wills and Codicils.

**ARTICLE I
Identification of Family**

In making this Will I have in mind my wife, Beth Ann Read, and my child, Kristy Lee Rinas, born 1982, but does not include any children hereafter born to or adopted by my wife and me. Any reference to a "child of mine" or "my children" shall include the persons, other than my wife, named or referred to in this Article.

**ARTICLE II
Disposition of Remains**

I direct that my remains be cremated. Would not like to have a funeral service, would like my ashes spread over my grandparent farm land. Doesn't matter which parcel of land. I authorize my Executor to carry out these directions and wishes, particularly those for the disposition of my remains.

**ARTICLE III
Appointment of Fiduciaries**

A. Appointment of Personal Representative. I appoint Beth A Read, as Executor of my estate. If Beth A Read is or becomes unable or unwilling to serve, I appoint my friend, Paul David Bundy as alternate Executor.

B. Bond; Court Supervision. My Executor shall have the right to serve without bond and to administer and settle my estate without the intervention or supervision of any court, except to the extent required by law in the case of nonintervention wills. Nothing herein shall prevent my Executor from seeking the assistance of the court in any situation where my Executor deems it appropriate.

**ARTICLE IV
Specific Gifts**

A. Gifts of Specified Items of Property. I give all my interest in certain items of tangible personal property to the beneficiaries designated in this section as follows:

1. **Specific Gift One.** I give Grandfathers pocket watch, coin collection to my daughter, Kristy Lee Andrew if she survives me. If Kristy Lee Andrew does not survive me, I give this gift to my brother, Blair Andrew.

2. **Gift of Pet.** If my wife does not survive me, I give my pet(s) to my friend, Karen Bundy. Karen Bundy, caretaker of my pet, must provide a caring home for my pet. She must continue any and all medications my pet is receiving, and must provide for any medications or treatments my pet may need in the future. She must also continue regularly scheduled veterinarian visits for preventative healthcare maintenance. If the caretaker fails or is otherwise unable to provide my pet with this standard of care, my pet shall be divested and given to my stepdaughter, Valori Gray. If my pet(s) does not survive me, no property shall pass under this article.

B. Insurance. I give to each recipient of an item of tangible personal property my interest in any insurance covering the item. My purpose in making this gift is to give each recipient the benefit of insurance coverage for which I have already paid. It is not my intention to give any recipient the proceeds of an insurance claim that exists but is unpaid at my death.

ARTICLE V

Disposition of Residue

A. Provision for Wife. I give all of the rest and residue of my estate, wherever located (hereafter referred to in this Article as "residue"), to my wife if she survives me.

B. Provision for Descendants. If my wife does not survive me then I give the entire residue to my descendants.

1. **Provision for Others.** If I am not survived by my wife, or by any of my descendants, I give the entire residue to my heirs.

ARTICLE VI

Alternative Methods of Distribution

A. Purpose of Article. Recognizing that under certain circumstances the terms of this Will may direct that property be distributed outright to a person who is under age twenty-one (21) or under a legal disability; I make the following provisions to facilitate the distribution of property to such persons.

B. Alternative Methods. Whenever the terms of this Will direct my personal representative (referred to in this Article as the "fiduciary") to distribute property outright to a person who is then under age twenty-one (21) or under a legal disability, the fiduciary may retain pursuant to Paragraph C. of this Article or distribute all or any portion of that property in any one or more of the following ways:

1. Delivery directly to the beneficiary;
2. Delivery to the parent or stepparent of the beneficiary;
3. Delivery to the guardian of the beneficiary's person or property;
4. Delivery to any Custodian for the beneficiary under the Uniform Gifts to Minors Act;
5. Delivery to any then existing trust created for the beneficiary;
6. Deposit in a financial institution in an account established in the name of the beneficiary alone pursuant to the laws of the State of Washington;
7. Storage of any tangible personal property in safekeeping with the costs of storage to be borne by the beneficiary; or
8. Sale of any tangible personal property and delivery of the proceeds in any manner permitted by this Article.

Provided the fiduciary acts in good faith, upon delivery of any property in accordance with the provisions of this Article, the fiduciary shall be discharged from all responsibilities in connection with the property.

C. Discretionary Trust. Any property not distributed as provided in Paragraph B. of this Article shall be retained by the fiduciary in trust for the beneficiary on the following terms and conditions: During any period in which the beneficiary is under a legal disability or under twenty-one (21) years of age, the fiduciary shall pay to or apply for the benefit of the beneficiary so much of the income and principal of the trust as the fiduciary, in its sole and absolute discretion, determines is advisable for the beneficiary's health, support, education and general welfare. At such time as the beneficiary is neither under a legal disability nor under age twenty-one (21), the fiduciary shall distribute any remaining trust assets to the beneficiary. If the beneficiary dies

before all of the trust assets have been distributed, the fiduciary shall distribute any remaining trust assets to the beneficiary's estate.

ARTICLE VII

Administrative Provisions

A. Powers and Duties of Personal Representative. My personal representative shall have all of the powers and duties granted to or imposed upon personal representatives serving with non-intervention powers pursuant to the laws of the State of Washington.

B. Debts and Expenses. All expenses of administration chargeable to principal, the expenses of the disposition of my remains, and all my legitimate debts, if and when paid, shall be paid from the principal of my residuary estate. No debt need be paid prior to its maturity in due course and except as otherwise provided in this Will no interest in any property passing under this Will need be exonerated.

C. Taxes. All estate, inheritance or other similar death taxes, together with any interest or penalties thereon, arising by reason of my death with respect to any property includable in my taxable estate, and any adjusted taxable gifts, whether passing under or outside of this Will, shall be paid from the principal of my residuary estate without reimbursement from the recipients or beneficiaries of such property, provided, however, that in the event any proceeds of insurance upon my life or any property over which I held a power of appointment are included in my estate for purposes of determining the federal estate tax liability of my estate, then the residue of my estate shall be entitled to receive from the recipients of any such proceeds or property the portion of such federal estate tax liability attributable to such proceeds or property determined in accordance with IRC §§ 2206 and 2207.

ARTICLE VIII

Miscellaneous

A. Number and Gender. Unless the context indicates a contrary intent, the plural and singular forms of words shall each include the other, and every noun and pronoun shall have a meaning that includes the masculine, feminine and neuter genders.

B. Survival. To "survive" me, as that term is used in this Will, a person must continue to live for thirty (30) days after my death.

C. Descendants. The "descendants" of an individual include only the following:

1. All such individual's biological descendants, except any person not born in lawful wedlock and his descendants, unless the biological

parent who would otherwise cause him or her to be a descendant has acknowledged paternity or maternity in legitimation proceedings, or in an unambiguous signed writing identifying such person by name, or by raising such person in the same household; and

2. Persons adopted by such individual or one of his or her descendants, and their descendants.

If the parent, who would cause a person to be a descendant as defined above, is replaced in an adoption proceeding, such person shall remain a descendant unless such parent voluntarily consents to the relinquishment of his or her status as parent in connection with such adoption proceedings.

D. Heirs. The term "heirs" shall mean those persons entitled to inherit under the then-applicable laws of the State of Washington governing the descent of an intestate's separate estate. They shall inherit in their statutory proportions. If the provisions of this Will call for a distribution of property to my heirs or the heirs of any other person and the event giving rise to the requirement for such distribution takes place at a time later than my death or the death of such person, the determination of the identity of such heirs shall be made as if I (or such other person) had died on the date of the event giving rise to such requirement for distribution.

E. Exclusion of Pretermitted Heirs. Other than as set forth in this Will, I make no provision for any child of mine or descendant of a deceased child of mine. I specifically make no provision for any person (whether now living or hereafter born), other than a child named or referred to in Article I or a descendant of mine as defined in this Will, who may be entitled to claim an interest in my estate under the laws of the State of Washington.

F. Legal Disability. A person is under a legal disability if my personal representative determines, in good faith, that the person is incapable of managing his property or of caring for himself, or both, or is in need of protection or assistance by reason of physical injury or illness, mental illness, developmental disability, senility, alcoholism, excessive use of drugs, or other physical or mental incapacity.

G. Title to Real Property. Upon my death, title to any real property passing under this Will shall vest in my personal representative in his fiduciary capacity and shall remain so vested until my personal representative distributes or sells that property, at which time title shall vest in the distributee or purchaser.

H. Disclaimer. Except as may be otherwise specifically provided in this Will, in the event that any beneficiary disclaims an interest arising out of this Will or any trust created herein it is my intention that the interest disclaimed shall be distributed in the same manner and at the same time as if the disclaiming beneficiary had died immediately preceding the event pursuant to the laws of the State of Washington.

I. Governing Law. The provisions of this Will shall be interpreted in accordance with and in light of the laws of the State of Washington.

J. Corporate Successors. Whenever a corporation or other business entity is referred to herein, the reference shall include any successor organization.

K. References to Statutes. In this Will, the abbreviation "IRC" shall refer to the Internal Revenue Code of 1986 as amended.

I have initialed and dated for identification purposes all pages of this, my Last Will, and have executed the entire instrument by signing this page on the 12 day of 12, 2015, at CARSON, Washington.

Dale William Charles Andrew
Dale William Charles Andrew

Attestation and Statement of Witnesses

Each of us declares under penalty of perjury under the laws of Washington that Dale William Charles Andrew, the Testator, signed this instrument as his Last Will in our presence, all of us being present at the same time, and we now, at the Testator's request, in the Testator's presence, and in the presence of each other, sign below as the witnesses, declaring that the Testator appears to be of sound mind and under no duress, fraud, or undue influence.

Julie DeSmith
[Witness Signature]

Angeline Paulsen
[Witness Signature]

Julie DeSmith
[Print Name]

ANGELINE J. PAULSEN
[Print Name]

Residing at 11 Jasper Lane
CARSON WA 98610

Residing at 11 JASPER LANE
CARSON WA 98610