

Skamania County, WA
Total: \$106.50
DEED
Pgs=4

2019-002347

11/27/2019 03:00 PM

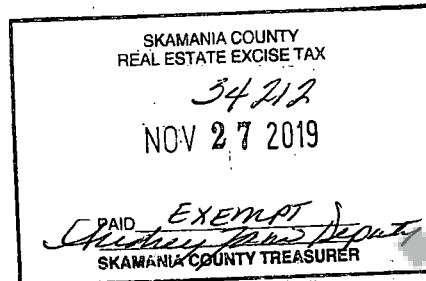
Request of: DONALD A. ESAU, ATTORNEY



00001844201900023470040041

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Donald A. Esau, Attorney
7711 NE 110th Avenue
Vancouver WA 98662-3098



PERSONAL REPRESENTATIVES' DEED

Assessor's Tax Parcel No.: 02-06-31-3-0-011-000
Abbreviated Legal: W ½ of the W ½ of the West ½ of the SW ¼ of S31 T2N R6E
Deed Referenced: #2012181221

1. Grantor; Nonintervention Powers. THE GRANTORS, J. EDWARD GRADY, JR. AND KENNETH H. GRADY, as the duly appointed, qualified and acting Co-Personal Representatives for the Estate of JAMES E. GRADY AND HELEN V. GRADY, (the "Estate"), who died on March 30, 2015 and November 5, 2018, respectively. Grantors were appointed Co-Personal Representatives of the Estate on January 4, 2019 in the Superior Court of Washington for Clark County Case No. 10-4-00014-06 (the "Probate Proceedings"). By Order Admitting Will to Probate, Appointing Co-Personal Representatives, Adjudicating Solvency, Setting Bond, Finding, and Granting Nonintervention Powers entered on January 4th 2019 in the Probate Proceedings, Grantors were authorized to settle the Estate without further court intervention or supervision on behalf of the heirs and devisees of JAMES E. GRADY AND HELEN V. GRADY, deceased.

2. Described Property. The described property bears the following legal description as described located in Skamania County, Washington, as follows:

THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE
SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 6 EAST
OF THE WILLAMETTE MERIDIAN, EXCEPT THE NORTH 757 FEET THEREOF,
AND EXCEPT THAT PORTION THEREOF LYING SOUTHERLY OF THE CENTER
OF AN EXISTING GRAVEL ROAD KNOWN AS COUNTY ROAD NO. 1214
(SNYDER-BANKS ROAD) IN SKAMANIA COUNTY, WASHINGTON

3. Conveyance. Grantor hereby bargains, sells, and conveys without warranty to Grantees, J. EDWARD GRADY, JR., a single man, as his separate estate, and KENNETH H. GRADY, a married man, as his separate estate, as tenants in common, the Described Property, which interest represents the total interest of the Decedents in the Described Property at the time of Decedents' deaths.

Skamania County Assessor

Date 11-27-19 Parcel# 2-6-31-3-110

(Signature)

DATED this 21st day of October 2019:

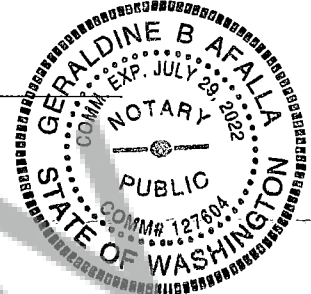
Kenneth H Grady
By: KENNETH H. GRADY.

Title: As PERSONAL REPRESENTATIVE of
the Estate of JAMES E. GRADY AND
HELEN V. GRADY, Decedents, and not in his
individual capacity.

STATE OF WASHINGTON)
 : ss.
County of King)

On this day personally appeared before me, KENNETH H. GRADY, to me known to be one of
the individual Grantor s described herein and who executed the within and foregoing instrument as one of
the Co-PERSONAL REPRESENTATIVES of the Estate of JAMES E. GRADY AND HELEN V.
GRADY, Decedents, and acknowledged that he signed the foregoing PERSONAL REPRESENTATIVES'
DEED as his free and voluntary act and deed, for the uses and purposes mentioned therein.

G Bafalla
Notary Public for WA
Residing at Des Moines WA
My commission expires: 07/29/2022



4. Limitation of Covenants. Grantors expressly limit the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other

implication.

DATED this 28 day of October 2019:

James E. Grady, Jr.
By: JAMES E. GRADY, JR.
Title: As PERSONAL REPRESENTATIVE of
the Estate of JAMES E. GRADY AND
HELEN V. GRADY, Decedents, and not in his
individual capacity.

STATE OF _____)
: ss.
County of _____)

On this day personally appeared before me, JAMES E. GRADY, JR., to me known to be one of the individual Grantors described herein and who executed the within and foregoing instrument as one of the Co-PERSONAL REPRESENTATIVES of the Estate of JAMES E. GRADY AND HELEN V. GRADY, Decedents, and acknowledged that he signed the foregoing PERSONAL REPRESENTATIVES' DEED as his free and voluntary act and deed, for the uses and purposes mentioned therein.

Notary Public for _____
Residing at _____
My commission expires: _____

Please see the attachment for Notary.

All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Santa ClaraOn 10/28/2019 before me, AVASH SHRESTHA, NOTARY PUBLIC (here insert name and title of the officer),personally appeared James Edward Grady Jr

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



AVASH SHRESTHA
Comm. # 2284618
Notary Public - California
Santa Clara County
Comm Expires April 7, 2023

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Notary Seal

WITNESS my hand
and official seal.

Signature

AShrestha**For Bank Purposes Only**

Description of Attached Document

Type or Title of Document

Personal Representatives Deed

Document Date

Number of Pages

Signer(s) Other Than Named Above

NOAE