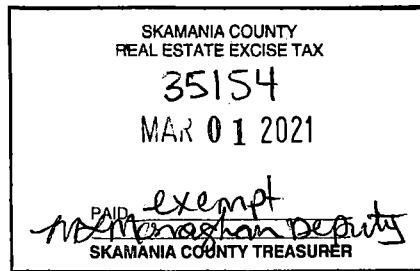


2021-000711

03/01/2021 03:47 PM



Return Address:
Jerome F. Eline II
Attorney at Law
1010 Esther Street
Vancouver, WA 98660
(360) 737-1978



DEED OF PERSONAL REPRESENTATIVE

Reference numbers of related documents: N/A

Grantor(s): Raymond Mangs and Teresa Mangs, as Co-Personal Representatives of the Estate of Henry J. Kern

Grantee(s): Raymond Mangs
Teresa Mangs

Legal Description: Section 9, Township 1 North, Range 5 East of the Willamette Meridian, Book 1, page 259 of surveys, Skamania County, Washington


Assessor's Property Tax Parcel Account Number: 01050900061800 and 01050900061805 (D)

THE GRANTORS, **RAYMOND MANGS and TERESA MANGS**, as Co-Personal Representatives of the Estate of Henry J. Kern, for valuable consideration, conveys to GRANTEES, **RAYMOND MANGS and TERESA MANGS**, the following described real estate situated in Skamania County, Washington, located at 641 Mt. Pleasant Road, Washougal, Washington, legally described on Exhibit "A" attached hereto, Assessor's Tax Parcels 01050900061800 and 01050900061805


Decedent, Henry J. Kern, died testate on July 9, 2017, and Raymond Mangs and Teresa Mangs are the duly qualified and acting Co-Personal Representatives of this Estate under Clark County Superior Court Probate Cause No. 17-4-00649-2. This deed is given by way of distribution from this estate and is made pursuant to the Order of Solvency entered on July 27, 2017.

The warranties in this deed bind this Estate of Henry J. Kern, but do not bind Raymond Mangs or Teresa Mangs personally.

DATED this 9th day of February, 2021.



RAYMOND MANGS
Co-Personal Representative of the
Estate of Henry J. Kern

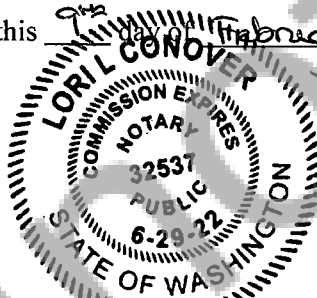


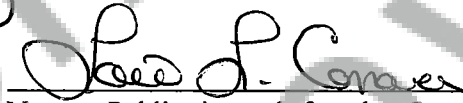
TERESA MANGS
Co-Personal Representative of the
Estate of Henry J. Kern

STATE OF WASHINGTON)
)ss.
County of Clark)

I certify that I know or have satisfactory evidence that **RAYMOND MANGS** is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Co-Personal Representative of the Estate of Henry J. Kern, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 9th day of February, 2021.



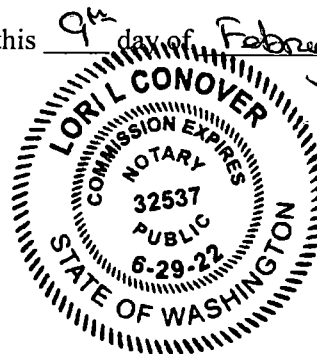



Notary Public in and for the State of Washington,
residing at Camas
My commission expires: June 29, 2022

STATE OF WASHINGTON)
)ss.
County of Clark)

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DATED this 9th day of February, 2021.





Notary Public in and for the State of Washington,
residing at Camas
My commission expires: June 29, 2022

EXHIBIT A

Beginning at the N.W. corner of Sec. 9, T. 1 N., R. 5 E., W.M. Thence S. $1^{\circ} 40' 35''$ W along the west line of Sec. 9 a distance of 660 ft.; thence S $88^{\circ} 57' 35''$ E parallel to the north line of Sec. 9 to a point which is 562 ft. as measured at a right angle, from the west line of Sec. 9; Thence S $1^{\circ} 40' 35''$ W parallel to the west line of Sec. 9 a distance of 1566.43 ft. to the north line of Mt. Pleasant Rd.; Thence northeasterly along the north line of Mt. Pleasant Rd. to a point which is 992.36 ft. as measured at a right angle from the west line of said Sec. 9; Thence N $1^{\circ} 40' 35''$ E a distance of 1000.87 ft.; Thence S $88^{\circ} 19' 25''$ E a distance of 208 ft. to the west line of a parcel of land conveyed to C. H. Stephens as recorded in Book 78, page 451 records of Skam. Co., Wa.; Thence N $1^{\circ} 40' 41''$ E along the west of line of said C. H. Stephens tract a distance of 410 ft. to a point which is 660 ft. south of the north line of Sec. 9; Thence N $88^{\circ} 57' 35''$ W a distance of 638.36 ft. to the TRUE POINT OF BEGINNING. Containing 16.6 acres more or less.

EXCEPT: B.P.A. powerline easement, recorded page 89 of Book 29 of Deeds. B.P.A access road easement recorded page 362 of Book 29 of Deeds. SELLER reserves for himself, his heirs and assigns the right to use the B.P.A. access road.

Skamania County Assessor

Date 2/25/21 Parcel# 1-5-9-618

(D) 1-5-9-618-05