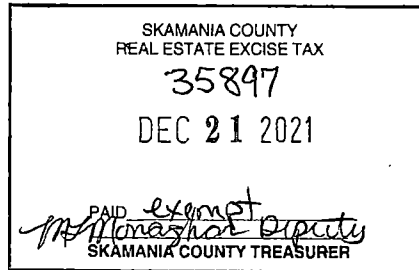




00011669202100041790030036

After recording, return to:

GREGORY J. HALL
 Landerholm, P.S.
 P.O. Box 1086
 Vancouver, WA 98666-1086



Parcel Number 02063414540000
 Lot 17 Blk 1 Woodard Marina Estates Bk A/Pg 114-115

Space Above for Recording Information Only

LACK OF PROBATE AFFIDAVIT

STATE OF Oregon)
) ss.
 County of Benton)

BEFORE ME, the undersigned authority, on this day personally appeared Nancy J. Currans, Personal Representative of the Estate of Joseph Paul Niehuser, aka Joseph Paul Niehuser, Sr. (the "Affiant"), being by me first duly sworn upon oath, did depose and say:

1. This Affidavit is made pursuant to RCW 82.45.197.
2. The full name of the Decedent is Joann Lou Niehuser.
3. The Decedent died on August 12, 2001, a resident of Beaverton, Washington County, Oregon. A copy of the death certificate is attached hereto as Exhibit A.
4. Legal description of real property subject to this Affidavit:

Lot 17 of Block One of WOODARD MARINA ESTATES according to the official plat thereof on file and of record at pages 114 and 115 of Book A of Plats, Records of Skamania County, Washington;

TOGETHER WITH shore lands of the second class conveyed by the State of Washington fronting and abutting upon the said Lot 17.

Skamania County Assessor *Ym*
 Date 12-20-21 Parcel# 02063414540000

LACK OF PROBATE AFFIDAVIT - 1
 CURN03-000001 - 5056235_2

**LANDERHOLM**

805 Broadway Street, Suite 1000
 PO Box 1086
 Vancouver, WA 98666
 T: 360-696-3312 • F: 360-696-2122

5. All the debts of the Decedent, including but not limited to, all expenses due to any last illness, funeral, burial, and all applicable federal and state succession and inheritance taxes, have been fully paid.
6. The Decedent and Joseph P. Niehuser, aka Joseph Paul Niehuser, Sr., were husband and wife. The Decedent executed a document entitled the "Last Will and Testament of Joann L. Niehuser" on February 12, 1986. A copy of such Will is attached hereto as **Exhibit B**. The Decedent's Will has not been entered into probate. Pursuant to the terms of such Will, Joseph P. Niehuser is the sole beneficiary of the Decedent's Estate, because he survived the Decedent by at least 120 days.
7. Joseph P. Niehuser died June 20, 2020 in Beaverton, Washington County, Oregon. A copy of his death certificate is attached hereto as **Exhibit C**. Nancy J. Currans is the duly appointed Personal Representative of the Estate of Joseph Paul Niehuser, aka Joseph Paul Niehuser, Sr., Clark County Washington Superior Court Case number 21-4-00150-06. Joseph P. Niehuser's Estate is the proper beneficiary of the real property referenced herein.
8. The purpose of this Lack of Probate Affidavit is to confirm the transfer and conveyance of the real property referenced herein from the Estate of Joann Lou Niehuser to the Estate of Joseph P. Niehuser.
9. On the date of the Decedent's death, the Decedent's heirs were are as follows:

JOSEPH P. NIEHUSER, surviving spouse (now deceased)
JOSEPH P. NIEHUSER, JR. child
NANCY JO CURRANS, child
RICHARD MICHAEL NIEHUSER, child
THOMAS EDWARD NIEHUSER, child

Date

9-7-2021



NANCY J. CURRANS

Personal Representative of the Estate of
Joseph Paul Niehuser, aka Joseph Paul
Niehuser, Sr.

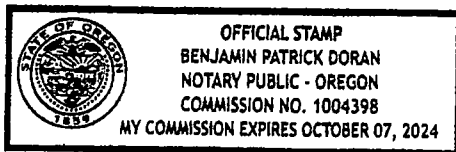
(Notary acknowledgement on following page)



STATE OF Oregon)
) ss.
County of Benton)

I certify that I know or have satisfactory evidence that Nancy J. Currans is the person who appeared before me, and said person acknowledged that she signed this Affidavit, on oath and acknowledged it to be the free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: September 7th, 2021.



Benjamin Doran
Notary Public in and for the State of Oregon,
Residing at OSCU Philomath
My appointment expires: 10/7/2024