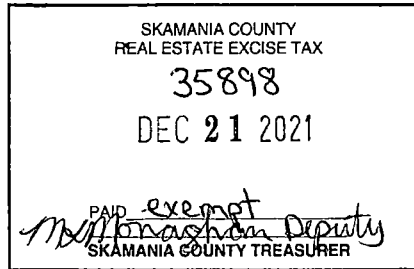




After recording, return to:

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



Tax Lot 02063414540000

Abbr. Legal: Lot 17 BLK 1 Woodard Marina Estates BK A/PG 114-115

Space Above for Recording Information Only

DEED OF PERSONAL REPRESENTATIVE

THE GRANTOR, NANCY J. CURRANS, as Personal Representative of the Estate of Joseph Paul Niehuser, aka Joseph Paul Niehuser, Sr., deceased, conveys and warrants to GRANTEE, Richard Michael Niehuser as his sole and separate property, the Estate's entire interest, including any after-acquired interest, in and to the following described real estate situated in Skamania County, Washington:

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.

SUBJECT TO covenants, restrictions, easements, conditions and reservations of record.

Skamania County Assessor
Date 12-20-21 Parcel# 02063414540000
Jm

Joseph Paul Niehuser (aka Joseph Paul Niehuser, Sr.) and Joann Lou Niehuser acquired the above-described property as husband and wife on or about February 10, 1986. Joann Lou Niehuser died August 12, 2001 and Joseph Paul Niehuser, Sr. died testate June 20, 2020. Pursuant to the Lack of Probate Affidavit filed concurrently with the Skamania County Auditor, the above-described property is vested in the Estate of Joseph Paul Niehuser, Sr.

Nancy J. Currans is the duly appointed and acting Personal Representative of the Estate of Joseph Paul Niehuser, Sr., under Clark County Superior Court Probate Cause No. 21-4-00150-06. This deed is given by way of distribution from the Estate and is made pursuant to the *Order Admitting Will to Ancillary Probate; Appointing Personal Representative; and Granting Nonintervention Powers* entered on February 8, 2021.

The liability and obligations of the Personal Representative on behalf of the Estate of Joseph Paul Niehuser, Sr., to Grantee and Grantee's successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to the Decedent under any title insurance policy. The Estate of Joseph Paul Niehuser, Sr. shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to the Estate of Joseph Paul Niehuser, Sr. under any title insurance policy.

The warranties in this deed bind the Estate of Joseph Paul Niehuser Sr., but do not bind Nancy J. Currans personally.

DATED this 7 day of September, 2021.

Nancy J. Currans ^{PR}

Nancy J. Currans, Personal Representative of the
Estate of Joseph Paul Niehuser, aka Joseph Paul
Niehuser, Sr., Deceased

STATE OF Oregon)
) ss.
County of Benton)

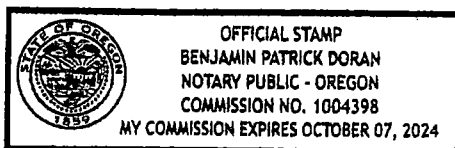
I certify that I know or have satisfactory evidence that Nancy J. Currans is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Joseph Paul Niehuser, aka Joseph Paul Niehuser, Sr., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 7th day of September, 2021.

Benjamin Patrick Doran

Notary Public for Washington
Residing at Clark County.

My appointment expires: October 7th, 2024



FILED 300
FEB 08 2021

Scott G. Weber, Clerk, Clark Co.

SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

IN THE MATTER OF THE ESTATE OF

Case No. 21-4-00150-06

JOSEPH PAUL NIEHUSER, aka JOSEPH
PAUL NIEHUSER, SR.,
Deceased.

**LETTERS TESTAMENTARY
OF ANCILLARY ESTATE**

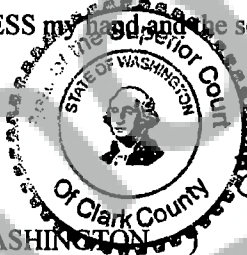
STATE OF WASHINGTON)
) ss.
County of Clark)

WHEREAS, an exemplified copy of the last Will of Joseph Paul Niehuser, Sr., deceased, was, on the 8 day of February, 2021, duly exhibited, proven, and recorded in our said Superior Court, and whereas it appears in and by said Will that Nancy J. Currans is appointed Personal Representative thereon, and whereas said Nancy J. Currans has duly qualified; now, therefore,

KNOW ALL PERSONS BY THESE PRESENTS, that we do hereby authorize the said Nancy J. Currans to execute said Will according to law.

WITNESS my hand and the seal of said Court this 8 day of February, 2021.

Official Seal



Scott G. Weber

Clerk of said Superior Court

Robert Bunch
Deputy

STATE OF WASHINGTON)
) ss.
County of Clark)

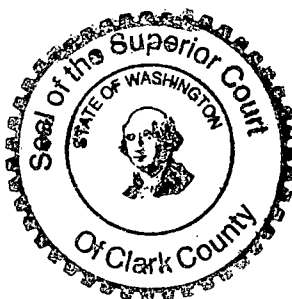
I, **Scott G. Weber**, County Clerk and Clerk of the above-entitled Court, do hereby certify that the foregoing *Letters Testamentary of Ancillary Estate* have been by me duly recorded as required by law, and that the above *Letters Testamentary of Ancillary Estate* is a true and correct copy of the original on file and recorded in this office, AND THAT THE SAME ARE STILL OF FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, I have hereunto set my hand and official Seal of the above-entitled Court this 14th day of December, 2021.

Scott G. Weber

Clerk of said Superior Court

Kim Carter
Deputy



LETTERS TESTAMENTARY OF ANCILLARY ESTATE
CURN03-000001 - currans ancillary letters testamentary(5018935.2)

LANDERHOLM

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