

Skamania County, WA
Total: \$207.50
DEED
Pgs=5

2022-001400

07/11/2022 02:25 PM

Request of: ANNALA, CAREY & HULL, ATTORNEYS A

00013604202200014000050055

After Recording Mail to:

Annala, Carey & Hull, Attorneys at Law

Post Office Box 325

Hood River, OR 97031

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

36195

JUL 11 2022

PAID *exempt*
M. Monaghan Deputy
SKAMANIA COUNTY TREASURER

Document Title:

**PERSONAL REPRESENTATIVE'S DEED (Not Statutory)
AND ASSIGNMENT OF SELLER'S INTEREST
IN REAL ESTATE CONTRACTS**

Reference Number(s) of Documents Assigned or Released:

Grantor: Carter, Michael Jerry, as Personal Representative of the Estate of Jerry Carter,
Deceased, Skamania County, Washington Probate No. 21-4 00014-30

Grantees: (1) Carter, Michael Jerry, as to an undivided 45% interest as his separate estate
(2) Hart, Deborah Ann, as to an undivided 10% interest as her separate estate
(3) Johnson, Tammy Lee, as to an undivided 45% interest as her separate estate

Abbreviated Legal Description:

Parcel 1: Lot 2 of the Mary SP#2007165666, Skamania County, Washington

Parcel 2: Lot 1 of the Mary SP#2007165666, Skamania County, Washington

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

- (1) 03-08-17-4-0-0803-00
(2) 03-08-17-4-0-0800-00

Skamania County Assessor

Date 7-11-22 Parcel # 3-8-17-4-803
3-8-17-4-800

**PERSONAL REPRESENTATIVE'S DEED (Not Statutory)
AND ASSIGNMENT OF SELLER'S INTEREST
IN REAL ESTATE CONTRACTS**

THE GRANTOR, **MICHAEL JERRY CARTER**, the duly appointed, qualified and acting Personal Representative of the **ESTATE OF JERRY CARTER**, deceased, Skamania County, Washington Probate No. 21-4 00014-30, having been appointed as such Personal Representative by the Superior Court of the State of Washington in and for the County of Skamania on the 27th day of July, 2021, for and in consideration of \$ None - Distribution to Heirs and Devisees from Probate Estate, bargains, sells and conveys to the Grantees, **MICHAEL JERRY CARTER**, as to an undivided forty-five percent (45%) interest as his separate estate, **DEBORAH ANN HART**, as to an undivided ten percent (10%) interest as her separate estate, and **TAMMY LEE JOHNSON**, as to an undivided forty-five percent (45%) interest as her separate estate, the following described real estate, situated in Skamania County, State of Washington, including any interest therein which Grantor may hereafter acquire:

PARCEL 1: A tract of land located in the Northwest quarter of the Southeast quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the Mary Short Plat, according to the plat thereof, recorded under Auditor's File Number 2007165666, Records of Skamania County, Washington.

EXCEPTING THEREFROM that portion conveyed by deed recorded June 14, 2016, under Auditor's File Number 2016001111, more particularly described as follows:

Beginning at the Northwest corner of Lot 2 of the Mary Short Plat as recorded in Auditor's File Number 2007165666; thence South 01° 18' 36" West, a distance of 73.34 feet; thence South 84° 38' 47" East, a distance of 40.62 feet to the Southwest corner of Lot 1 of said Mary Short Plat; thence North 01° 17' 34" East, a distance of 76.19 feet to the Northwest corner of said Mary Short plat; thence North 88° 39' 49" West, a distance of 40.50 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM that portion conveyed by deed recorded July 19, 2016, under Auditor's File Number 2016001412, more particularly described as follows:

A portion of adjusted Lot 2 of Mary Short Plat as recorded in Auditor's File No. 2013001676, Skamania County Records, lying in the Northwest quarter of the Southwest quarter of Section 17, Township 3 North, Range 8 East, Willamette Meridian described as follows:

Beginning at the Northwest corner of Lot 1 of the original Plat of Mary Short Plat, recorded in Auditor's File No. 2007165666, Skamania County Records; thence South 88° 39' 49" East, along the North line of Lot 1, 39.46 feet; thence South 01° 18' 56" West, 78.84 feet to a point on the South line of said Lot 1; thence North 84° 49' 41" West, along the South line of said Lot 1, 39.55 feet to the Southwest corner of said Lot 1; thence North 01° 18' 56" East, 76.19 feet along the West line of said Lot 1, to the Point of Beginning.

PARCEL 2: A tract of land located in the Northwest quarter of the Southeast quarter of Section 17, 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 Mary Short Plat, according to the plat thereof, recorded under Auditor's File Number 2007165666, Records of Skamania County, Washington.

TOGETHER THEREWITH that portion conveyed by deed recorded June 14, 2016, under Auditor's File Number 2016001111, more particularly described as follows:

Beginning at the Northwest corner of Lot 2 of the Mary Short Plat as recorded in Auditor's File Number 2007165666; thence South 01° 18' 36" West, a distance of 73.34 feet; thence South 84° 38' 47" East, a distance of 40.62 feet to the Southwest corner of Lot 1 of said Mary Short Plat; thence North 01° 17' 34" East, a distance of 76.19 feet to the Northwest corner of said Mary Short Plat; thence North 88° 39' 49" West, a distance of 40.50 feet to the Point of Beginning.

ALSO TOGETHER THEREWITH that portion conveyed by deed recorded July 19, 2016, under Auditor's File Number 2016001412, more particularly described as follows:

A portion of adjusted Lot 2 of Mary Short Plat as recorded in Auditor's File No. 2013001676, Skamania County Records, lying in the Northwest quarter of the Southwest quarter of Section 17, Township 3 North, Range 8 East, Willamette Meridian described as follows:

Beginning at the Northwest corner of Lot 1 of the original Plat of Mary Short Plat, recorded in Auditor's File No. 2007165666, Skamania County Records; thence South 88° 39' 49" East, along the North line of Lot 1, 39.46 feet; thence South 01° 18' 56" West, 78.84 feet to a point on the South line of said Lot 1; thence North 84° 49' 41" West, along the South line of said Lot 1, 39.55 feet to the

Southwest corner of said Lot 1; thence North 01° 18' 56" East, 76.19 feet along the West line of said Lot 1, to the Point of Beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

2. Easements, rights of way, conditions, restrictions, agreements, and regulations of record.

3. Real Estate Contract, including all the terms and provisions therein, wherein Jerry Carter, was seller, and Wind River Storage, LLC, a Washington limited liability company, was purchaser, dated July 13, 2016, and recorded July 19, 2016, as Auditor's File No. 2016001424. (Affects Parcel 1.)

3. Real Estate Contract, including all the terms and provisions therein, wherein Jerry Carter, was seller, and Brandon Schultz (a married man as his separate estate) and Garrett Coates (an unmarried man as his separate estate) were purchaser, dated November 1, 2017, and recorded November 2, 2017, as Auditor's File No. 2017002305. (Affects Parcel 2.)

TO HAVE AND TO HOLD the same unto the said Grantees, and grantees' heirs, successors and assigns forever. The grantees herein take title as tenants in common, with Michael Jerry Carter having an undivided forty-five percent (45%) interest in the granted premises as his separate estate, Deborah Ann Hart having an undivided ten percent (10%) interest in the granted premises as her separate estate, and Tammy Lee Johnson having an undivided forty-five percent (45%) interest in the granted premises as her separate estate.

This document shall also stand as an assignment by the Grantor to the Grantees, **MICHAEL JERRY CARTER**, as to an undivided forty-five percent (45%) interest, **DEBORAH ANN HART**, as to an undivided ten percent (10%) interest, and **TAMMY LEE JOHNSON**, as to an undivided forty-five percent (45%) interest, which transfers, sets over, and assigns all of the Grantor's right, title and interest in the vendor's (seller's) interest in that certain Real Estate Contract, including all the terms and provisions thereof, between Jerry Carter, as Seller, and Wind River Storage, LLC, a Washington limited liability company, as Purchaser, dated July 13, 2016 and recorded July 19, 2016, as Auditor's File Number 2016001424, in the Records of Skamania County, Washington. (Affects Parcel 1.)

This document shall also stand as an assignment by the Grantor to the Grantees, **MICHAEL JERRY CARTER**, as to an undivided forty-five percent (45%) interest, **DEBORAH ANN HART**, as to an undivided ten percent (10%) interest, and **TAMMY LEE JOHNSON**, as to an undivided forty-five percent (45%) interest, which transfers, sets over, and assigns all of the

Grantor's right, title and interest in the vendor's (seller's) interest in that certain Real Estate Contract, including all the terms and provisions thereof, between Jerry Carter, as Seller, and Brandon Schultz (a married man as his separate estate) and Garrett Coates (an unmarried man as his separate estate), as Purchaser, dated November 1, 2017, and recorded November 2, 2017, as Auditor's File No. 2017002305. (Affects Parcel 2.)

DATED: 6-23-, 2022.

Michael Jerry Carter

Michael Jerry Carter, as Personal Representative
of the Estate of Jerry Carter, Deceased

STATE OF Oregon)

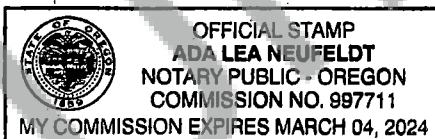
) ss.

County of Hood)

June 23, 2022

Personally appeared the above named grantor, **MICHAEL JERRY CARTER**, the duly appointed, qualified and acting Personal Representative of the **ESTATE OF JERRY CARTER**, deceased, Skamania County, Washington Probate No. 21-4 00014-30, and acknowledged the foregoing instrument to be his voluntary act and deed as such Personal Representative.

Before Me:



Ada Lea Neufeldt
Notary Public for Oregon
My Commission Expires: 3/4/2024