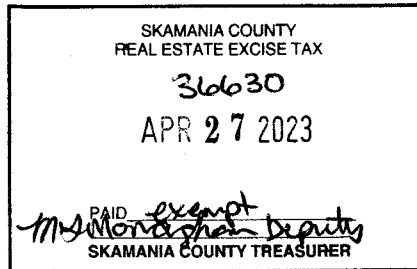




After Recorded Return To:

Grant C. Broer
Broer & Passannante, P.S.
8904 NE Hazel Dell Avenue
Vancouver, WA 98665



PERSONAL REPRESENTATIVE'S DEED

1. GRANTOR/GRANTEE. The undersigned, DIANE CATES, PERSONAL REPRESENTATIVE FOR THE ESTATE OF JERRY R. CATES (Grantor), is the duly appointed, qualified and acting Personal Representative of the Estate of JERRY R. CATES, Deceased. The Grantee is DIANE CATES.
2. ESTATE. JERRY R. CATES died on July 29, 2019. On December 9, 2019, probate documents were filed and Grantor was appointed Personal Representative with non-intervention powers in the state of Washington Superior Court of Clark County, in Cause No. 19-4-01742-06, (The "Probate Proceedings").
3. DESCRIBED REAL PROPERTY. Included among the property of the Estate of JERRY R. CATES, Deceased, was decedent's interest in Skamania County real property described as follows:

721 Wantland Road, Washougal WA 98671, (the "Described Real Property").

SEE ATTACHED EXHIBIT A FOR FULL LEGAL
02053400060200 - Parcel # 2M 4/27/23
4. CONVEYANCE. Grantor hereby conveys and quit claims to DIANE CATES, Grantee, all of the estate's interest, which was the decedent's interest in the Described Real Property, together with all after acquired title of the Grantor therein.

DATED: 4-19-23

DIANE CATES, Personal Representative
of the Estate of Jerry R. Cates, deceased, and not in
her individual capacity.

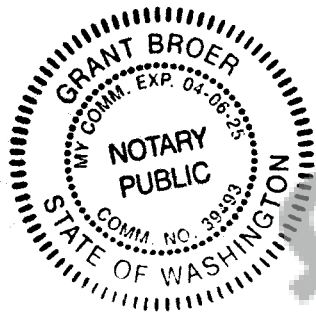
STATE OF WASHINGTON)

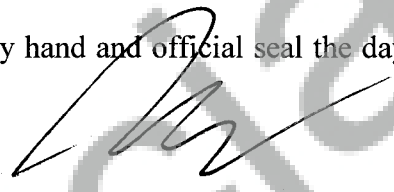
) ss.

County of Clark)

On this 19th day of April, 2023, before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Diane Cates, to me known to be the Personal Representative of the Estate of Jerry R. Cates, Deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute the said instrument as Personal Representative of said Estate.

In Witness Whereof, I have hereunto set my hand and official seal the day and year first above written.





NOTARY PUBLIC for the State of Washington
Residing at: Vanouver WA
My Commission Expires: 4/6/25

QUITCLAIM DEED EXHIBIT A

Legal Description:

That portion of the West half of the Southeast Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at a 1" iron pipe with a brass disk marking the Southwest corner of said Section 34, as shown in recorded survey Book 1, Page 247; thence South 89 degrees 30'12" East along the South line of said Section 34, a distance of 2613.30 feet to a found 5/8" iron rod with a yellow plastic cap stamped "SWART 16929", marking the Southwest corner of Deed recorded in Book 130, Page 968; thence North 01 degrees 12'11" East along the West line of said West half of the Southeast Quarter of Section 34, a distance of 1324.46 feet to a found 5/8" iron rod with a yellow plastic cap stamped "HAGEDORN", as shown in recorded survey Book 1, Page 244 for the Southwest corner of Lot 11; thence continuing North 01 degrees 12'11" East along said West line, a distance of 301.03 feet to the centerline of Wantland Road and the True Point of Beginning; thence Easterly along said centerline, a distance of 69.73 feet on a curve to the right having a radius of 300.00 feet and a central angle of 13 degrees 19'04"; thence continuing along said centerline North 86 degrees 20'00" East, a distance of 39.95 feet; thence continuing along said centerline, a distance of 66.03 feet on a curve to the left having a radius of 100.00 feet and a central angle of 37 degrees 00'00"; thence continuing along said centerline North 48 degrees 30'00" East, a distance of 204.53 feet; thence continuing along said centerline, a distance of 42.20 feet on a curve to the left having a radius of 100.00 feet and a central angle of 24 degrees 10'36"; thence North 36 degrees 24'42" East, a distance of 64.72 feet; thence North 29 degrees 09'52" East, a distance of 100.90 feet to the North line of said Lot 11; thence South 80 degrees 20'00" East along said North line, a distance of 726.38 feet to the North line of Lot 12 of said "HAGEDORN" survey; thence North 60 degrees 40'00" East along said North line of Lot 12, a distance of 202.65 feet to a point on the East line of said West half of the Southeast Quarter and the Northeast corner of said Lot 12; thence North 01 degrees 11'49" East along said East line, a distance of 319.11 feet to the Northeast corner of Lot 10 of said "HAGEDORN" survey; thence North 90 degrees 00'00" West along the North line of said Lot 10, a distance of 1319.65 feet to the Northwest corner of said Lot 10; thence South 01 degrees 12'11" West along the West line of said Lot 10, a distance of 645.85 feet to the true point of beginning.

Skamania County Assessor

Date 4-27-23 Parcel# 02053400060200

Ym