Skamania County, WA Total:\$306.50 DEED

2024-000749 06/18/2024 01:01 PM

Request of: CONWAY LAW PLLC

00018683202400007490040041

Recording Requested By And When Recorded Return To:

Skamania County

Real Estate Excise Tax

37218

JUN 18 2024

Jesse D. Conway Conway Law, PLLC 1014 Franklin Street Vancouver, WA 98660

My Shamania County

Grantor:

Kristina Lynn Sexton, Personal Representative of the Estate of Willard Gary

Whitehead, deceased.

Grantee:

Kristina Lynn Sexton, an individual.

Assessor's Property Tax Serial Number: 03081730180300

Abbreviated Legal Description:

LOT 1, Whitehead S/P #2005158343

DEED OF PERSONAL REPRESENTATIVE

THE GRANTOR, Kristina Lynn Sexton, Personal Representative of the Estate of Willard Gary Whitehead, deceased., in consideration of settlement of estate, conveys to Grantee, Kristina Lynn Sexton, an individual, the following described real estate, 301 Brooks Road Carson, WA 98610 situated in the County of Skamania State of Washington, together with all after-acquired title of the Grantor therein:

Lot 1 of the Whitehead Short Plat, recorded August 16, 2005, Auditor's File Number 2005158343, Skamania County Short Plat records, in the Southwest Quarter of the Southwest Quarter of Section 17, Township 3 North, Range 8 East, W.M., Described as Follows:

Excluding the Southwest Corner of said Lot 1; thence N01°24'20"E 164.95'along the westerly line thereof; thence N45 \circ 00'00"E 153.60' along said westerly line; thence S02'55'50"W

DEED OF PERSONAL REPRESENTATIVE Page 1 of 3

278.99' to the south line of said lot 1; thence $N87 \circ 01'28"W$ 98.53' along said south line to the True Point of Beginning.

Lot 1 containing $\frac{0.7}{0.7}$ acres more or less.

Decedent died testate on June 22, 2023, and Personal Representative Kristina Lynn Sexton is the duly qualified and acting as Personal Representative of the estate under Skamania County Superior Court Probate Cause No. 23-4-00033-30. This deed is given by way of distribution from the estate and is made pursuant to the Order Appointing Kristina Lynn Sexton as Personal Representative, Granting Letters Testamentary with Nonintervention Powers, Waiving Bond and Declaring Estate Solvent entered on October 31, 2023.

The warranties in this Deed bind the Estate but do not bind the Personal Representative personally.

DATED this 9th day of April, 2024.

Kristina Lynn Sexton

Personal Representative of the Estate of Willard Gary Whitehead Florida
STATE OF WASHINGTON)
: ss.
COUNTY OF POlk

On this day personally appeared before me Kristina Lynn Sexton to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _April _____, 2024.

Ikansord

Notary Public State of Florida Eshranie Ramsoedh My Commission HH 447916 Expires 9/25/2027

NOTARY PUBLIC in and for the State of Washington, residing at My Commission expires 9/25/2027

EXHIBIT A

Lot 1 of the Whitehead Short Plat, recorded August 16, 2005, Auditor's File Number 2005158343, Skamania County Short Plat records, in the Southwest Quarter of the Southwest Quarter of Section 17, Township 3 North, Range 8 East, W.M., Described as Follows:

Excluding the Southwest Corner of said Lot 1; thence N01°24'20"E 164.95'along the westerly line thereof; thence N45°00'00"E 153.60' along said westerly line; thence S02°55'50"W 278.99' to the south line of said lot 1; thence N87°01'28"W 98.53' along said south line to the True Point of Beginning.

Lot 1 contains .52 acres more or less.

Skamania County Assessor

Date 6 18 14 Parcel # 3-8-17-3-1803