

2024-000937

07/16/2024 09:50 AM



00018927202400009370090092

WHEN RECORDED RETURN TO

PETTIS WEBBER PACIFIC P.S.  
Attorneys at Law  
1500 D Street  
Vancouver WA 98663  
360 696-2069

GRANTOR(S): **CARMEN S. JOHNSON** and **NORRIS H. JOHNSON**  
GRANTEE(S): **CARMEN S. JOHNSON**  
ABBREVIATED LEGAL DESCRIPTION: Sct 10, Twn 1, Rng 5; S2, T1N, R5E  
ASSESSOR'S TAX PARCEL ID #: 01051000120100; 01050200040200  
REFERENCE NO: n/z

LM 7/15/24

**NORRIS H. JOHNSON**

Deceased.

AFFIDAVIT IN SUPPORT OF  
COMMUNITY PROPERTY  
AGREEMENT

Skamania County  
Real Estate Excise Tax

N/A

JUL 16 2024

STATE OF WASHINGTON )

: ss.

County of Clark )

PAID

N/A

Skamania County Treasurer

**CARMEN S. JOHNSON** states on oath:

*M. H. O'Connell*

1. The facts herein set forth are given to the general public and are to be used for the purpose of informing the general public as to the status of the property belonging to **CARMEN S. JOHNSON** and **NORRIS H. JOHNSON** pursuant to the terms of a Community Property Agreement executed by **CARMEN S. JOHNSON** and **NORRIS H. JOHNSON**, wife and husband,

AFFIDAVIT IN SUPPORT OF  
COMMUNITY PROPERTY AGREEMENT - 1

J:\PWP\Clients A-L\Johnson CN Estate Planning\2023\CPA affidavit.wpd

dated September 20, 1993 [hereinafter "Community Property Agreement"] which is attached hereto as EXHIBIT "A".

2. **NORRIS H. JOHNSON** passed away on April 7, 2023, at Skamania County, Washington. Attached as EXHIBIT "B" is **NORRIS H. JOHNSON'S** Death Certificate.

3. This Affidavit is for the purpose of supplying information for public record pertaining to that certain Community Property Agreement. Such property includes the real property and improvements thereon located at 1011 Cape Horn Rd, Washougal, Skamania County, Washington, and legally described as provided in EXHIBIT "C" attached hereto.

4. This Affidavit is for the purpose of supplying information for public record pertaining to that certain Community Property Agreement. Such property includes the real property and improvements thereon located at 712 Miller Rd, Washougal, Skamania County, Washington, and legally described as provided in EXHIBIT "D" attached hereto.

5. The parties to the Community Property Agreement have entered into no subsequent joint wills or agreements which would have the effect of abrogating or nullifying the above mentioned Community Property Agreement.

6. The decedent left no separate estate.

7. All obligations of the community owing at the date of death have been paid in full or provided for and all expenses of last sickness and funeral expenses which would constitute a lien upon the above described real estate have been paid or provided for and there is no Federal Estate Tax or Washington Inheritance Tax owing.

8. That the decedent left surviving him the following persons: **CARMEN S. JOHNSON**, surviving spouse. Decedent was also survived by his children, namely **ROBERT W. JOHNSON, ELDON D. JOHNSON, CORAL A. [JOHNSON] DASCENZO, DIANNA L. [JOHNSON] BAHL**, and **VICKY A. [JOHNSON] KNAPP**. All of the parties mentioned above are over the age of majority.

9. Under the terms of the Community Property Agreement title to all property of the community vests immediately in the survivor upon the death of either party to the Agreement.

APR 13, 2023.

Carmen S. Johnson  
**CARMEN S. JOHNSON**

STATE OF WASHINGTON )  
 ) ss.  
County of Clark )

I certify that I know or have satisfactory evidence that **CARMEN S. JOHNSON** is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her and voluntary act for the uses and purposes mentioned in the instrument.

DATED: APR 13, 2023

Cassandra Remsing  
Notary Public  
Printed Name: Cassandra Remsing  
My Appointment Expires: Sept. 1, 2025  
Residing at: Vancouver, WA

NOTARY: Please place seal within borders of box.



COMMUNITY PROPERTY AGREEMENT

THIS AGREEMENT, made this day by and between NORRIS H. JOHNSON and CARMEN S. JOHNSON, husband and wife, both of Skamania County, Washington,

W I T N E S S E T H:

That whereas said NORRIS H. JOHNSON and CARMEN S. JOHNSON are the owners of certain community and separate property, and whereas all of the property now owned, or which shall hereafter be acquired by them or either of them, is hereby declared to be the community property of the said NORRIS H. JOHNSON and CARMEN S. JOHNSON, and whereas said parties are desirous of providing for the disposition of said property upon the death of either, under and by virtue of and in conformity with the provisions of Section 26.16.120, Revised Code of Washington, and to provide that said property and all property of which either may die possessed, both real and personal and wherever situate, shall pass without delay or expense in case of the death of either of the said parties to the survivor;

NOW, THEREFORE, in consideration of the love and affection that each of said parties has for the other, **IT IS HEREBY AGREED:**

I

That all property of whatsoever nature or description, whether separate or community, whether real, personal or mixed and wheresoever situated now owned or hereafter acquired by them or either of them is hereby conveyed and converted into community property and hereafter shall be deemed community property for all purposes under the laws of the State of Washington.

II

That in case of the death of the said NORRIS H. JOHNSON, while the said CARMEN S. JOHNSON survives, the whole of the said property hereinbefore described, together with any other property by them hereafter acquired, shall at once vest in the said CARMEN S. JOHNSON, in fee simple, as her sole and separate property; and in case of the death of the said CARMEN S. JOHNSON, leaving the said NORRIS H.

Exhibit "A"  
1 of 2

JOHNSON surviving, the whole of said property hereinbefore described, together with any other property by them hereafter acquired, shall at once vest in the said NORRIS H. JOHNSON, in fee simple, as his sole and separate property.

IN WITNESS WHEREOF, the said parties have hereunto set their hand in duplicate this 20<sup>th</sup> day of September, 1993.

Norris H. Johnson  
Norris H. Johnson

Carmen S. Johnson  
Carmen S. Johnson

STATE OF WASHINGTON     )  
                                      ) ss.  
COUNTY OF CLARK        )

On this 20<sup>th</sup> day of September, 1993, before me a Notary Public in and for the State of Washington, personally appeared the above named NORRIS H. JOHNSON and CARMEN S. JOHNSON, husband and wife, and acknowledged to me that they signed, sealed and executed the above Community Property Agreement as their free act and deed, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in the certificate first above written.

Hugh A. Knapp  
Notary Public in and for the State of  
Washington, Residing at FAMAS.  
My appointment expires: 3-14-97.

Exhibit "A"  
2 of 2



STATE OF WASHINGTON  
DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH



CERTIFICATE NUMBER: 2023-018510

DATE ISSUED: 04/18/2023  
FEE NUMBER:

FIRST AND MIDDLE NAME(S): NORRIS HARLAN  
LAST NAME(S): JOHNSON

COUNTY OF DEATH: SKAMANIA  
DATE OF DEATH: APRIL 07, 2023 FOUND  
HOUR OF DEATH: 09:55 AM FOUND  
SEX: MALE AGE: 81 YEARS  
SOCIAL SECURITY NUMBER: [REDACTED]

HISPANIC ORIGIN: NO, NOT SPANISH/HISPANIC/LATINO  
RACE: WHITE

BIRTH DATE: OCTOBER 08, 1941  
BIRTHPLACE: EBRO, MN

MARITAL STATUS: MARRIED  
SURVIVING SPOUSE: CARMEN SHERRY JOHNSON

OCCUPATION: FARMER  
INDUSTRY: AGRICULTURE  
EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED  
US ARMED FORCES: NO

INFORMANT: CARMEN JOHNSON  
RELATIONSHIP: WIFE  
ADDRESS: 1011 CAPE HORN RD. WASHOUGAL, WA 98671

CAUSE OF DEATH:  
A: PRESUMED CORONARY ARTERY DISEASE  
INTERVAL: 14 YEARS  
B: HYPERLIPIDEMIA  
INTERVAL: OVER 20 YEARS  
C:  
INTERVAL:  
D:  
INTERVAL:

OTHER CONDITIONS CONTRIBUTING TO DEATH: HYPERTENSION, CHRONIC  
KIDNEY DISEASE STAGE III, BILATERAL CAROTID STENOSIS, PERIPHERAL  
ARTERY DISEASE

DATE OF INJURY:  
HOUR OF INJURY:  
INJURY AT WORK:  
PLACE OF INJURY:

LOCATION OF INJURY:

CITY, STATE, ZIP:  
COUNTY:  
DESCRIBE HOW INJURY OCCURRED:

IF TRANSPORTATION INJURY, SPECIFY: NOT APPLICABLE

PLACE OF DEATH: DECEDENT'S HOME  
FACILITY OR ADDRESS: 1011 CAPE HORN RD.  
CITY, STATE, ZIP: WASHOUGAL, WASHINGTON 98671

RESIDENCE STREET: 1011 CAPE HORN RD.  
CITY, STATE, ZIP: WASHOUGAL, WA 98671  
INSIDE CITY LIMITS: NO COUNTY: SKAMANIA  
TRIBAL RESERVATION: NOT APPLICABLE  
LENGTH OF TIME AT RESIDENCE: 35 YEARS

FATHER: NORRIS DEAN JOHNSON  
MOTHER: HARRIET IRENE FRANK

METHOD OF DISPOSITION: CREMATION  
PLACE OF DISPOSITION: EVERGREEN MEMORIAL GARDENS CREMATORY

CITY, STATE: VANCOUVER, WASHINGTON  
DISPOSITION DATE: APRIL 17, 2023

FUNERAL FACILITY: STRAUB'S FUNERAL HOME & COLUMBIA RIVER  
CREMATION  
ADDRESS: 325 NE THIRD AVE  
CITY, STATE, ZIP: CAMAS, WASHINGTON 98607  
FUNERAL DIRECTOR: CHRISTIAN M. DIERICKX

MANNER OF DEATH: NATURAL  
AUTOPSY: NO  
WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE  
CAUSE OF DEATH: NOT APPLICABLE  
DID TOBACCO USE CONTRIBUTE TO DEATH: UNKNOWN  
PREGNANCY STATUS IF FEMALE: NO RESPONSE

CERTIFIER NAME: KRISTIN LEGRAND, DO  
TITLE: DO  
CERTIFIER ADDRESS: 3101 SE 192ND AVENUE  
CITY, STATE, ZIP: VANCOUVER, WASHINGTON 98683  
DATE SIGNED: APRIL 14, 2023

CASE REFERRED TO ME/CORONER: YES  
FILE NUMBER: NOT APPLICABLE  
ATTENDING PHYSICIAN: KRISTIN LEGRAND, DO

LOCAL DEPUTY REGISTRAR: LISA S. MITCHELL  
DATE RECEIVED: APRIL 17, 2023

Exhibit "B"  
1 of 2

# Affidavit for Correction

This is a legal document. Complete in ink and do not alter.

Mail to: **Center for Health Statistics**  
P.O. Box 47814  
Olympia, WA 98504-7814  
360-236-4300

## STATE OFFICE USE ONLY

State File Number	Fee Number	Initials	Date	Affidavit Number
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### Required information must match current information on record

<b>Required</b>	Record Type: <input type="checkbox"/> Birth <input type="checkbox"/> Death <input type="checkbox"/> Marriage <input type="checkbox"/> Dissolution (Divorce)			
	1. Name on Record: First Middle Last		2. Date of Event: MM/DD/YYYY	3. Place of Event: (City or County)
	4. Father/Parent Full Birth Name (Spouse A for Marriage or Dissolution) First Middle Last/Maiden		5. Mother/Parent Full Birth Name (Spouse B for Marriage or Dissolution) First Middle Last/Maiden	
	6. Name of Person Requesting Correction: Relationship to <input type="checkbox"/> Self <input type="checkbox"/> Guardian <input type="checkbox"/> Informant <input type="checkbox"/> Hospital Person on Record: <input type="checkbox"/> Parent(s) <input type="checkbox"/> Funeral Director <input type="checkbox"/> Other (specify) _____			
	7. Return Mailing Address: PO Box or Street Address City State Zip Telephone Number: Email Address:			

### Use the section below for requesting any changes on the record. The record is incorrect or incomplete as follows:

The record currently shows:	The true fact is:
8.	9.
10.	11.
12.	13.

I declare under penalty of perjury under the laws of the State of Washington that the forgoing is true and correct.

14a. Signature: Printed name: Date:	14b. Signature of 2 <sup>nd</sup> parent (if required): Printed name: Date:
----------------------------------------	--------------------------------------------------------------------------------

### INSTRUCTIONS – go to [www.doh.wa.gov](http://www.doh.wa.gov) for more information

Required proof documentation must be submitted with the affidavit and include full name and birth date. Examples of proof documentation include:

- Birth/Marriage/Divorce record
- Military record (DD-214)
- School transcripts
- Social Security Numident Report
- Certificate of Naturalization
- Hospital/medical record
- Copy of Passport / Enhanced ID
- Green/Permanent Resident card (I-551)

**You cannot use a Driver's license, Social Security card, or hospital decorative birth certificate as proof documentation.**

#### Birth Certificates

1. Only a parent(s), legal guardian (if the child is under 18), or the named individual (if 18 or older) may change the birth certificate.
2. **The proof(s) must match** the asserted fact(s). For example, if the affidavit says the name should be Mary Ann Doe, the proof must show the name to be Mary Ann Doe.
3. Proof documentation must be five or more years old or established within five years of birth.
4. This affidavit cannot be used to add a parent to a birth certificate (use Acknowledgment of Parentage form DOH 422-159).

#### Child under 18

- If legal guardian(s), include certified court order proving guardianship.
- Up to age one or up to one year following the filing of an Acknowledgement of Parentage form, last name can be changed once to either parents' name on certificate (can be any combination of the first, middle or last names); thereafter, a court order is required to change the last name.
- No proof is required to change the first or middle name.\*
- To correct parent's information, one proof documentation is required.
- To correct the sex of the child, one proof documentation from a medical provider is required.

#### Adult (18 years or older)

- Only the adult can change his or her birth certificate.
- If the first or middle name is missing, three pieces of proof documentation are required.
- If the first, middle and/or last name is misspelled, or month and/or day of birth is incorrect, two pieces of proof documentation are required.
- To correct parent's birth date, place of birth, or name, one proof documentation is required.

\*To change any part of the name of a child using this form, **signatures from both parents listed on the certificate are required**. If one parent is deceased, submit a death certificate with request.

#### Death Certificates

1. Only the informant may change the non-medical information without proof documentation. The funeral director, executors/administrators, or a family member may change the non-medical information with proof documentation. Family members are spouse or registered domestic partner, parent, sibling, or adult child or stepchild. Marital status requires a certified court order if someone other than the informant is requesting the change.
2. The medical information (cause of death) may be changed only by the certifying physician or the coroner/medical examiner.

#### Marriage/Dissolution (Divorce) Certificates

1. Personal facts (minor spelling changes in name, date or place of birth, or residence) may be changed by the person with one piece of proof documentation.
2. To change the date or place of marriage or dissolution, the officiant (marriage) or clerk of court (dissolution) must complete and submit the affidavit.

**CERTIFIED**  
CLARK COUNTY PUBLIC HEALTH



*Alan Melnick*  
Alan Melnick, MD, MPH, CPH  
Health Officer

Exhibit "B"  
2 of 2



0 6 4 9 9 5 7 2

Exhibit A

Government Lot 1, and the Southwest Quarter of the Southwest Quarter of Section 10, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING THEREFROM that portion lying Northwesterly of the County Road.

FUTHER EXCEPTING THEREFROM that portion conveyed to Portland and Seattle Railway Company by Deed recorded November 22, 1905 in Book I, Page 270, Skamania County Deed Records.

SPECIAL EXCEPTIONS:

1. As disclosed by the assessment and tax roll, the premises herein described have been specially assessed. Potential taxes, penalties and interest incurred by reason of a change in the use of the herein described property may result.
2. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of the Columbia River.
3. Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created.
4. Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of the Columbia River.
5. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of the Columbia River.
6. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
7. Easement, including the terms and provisions thereof:  
For: : Road  
Recorded : May 22, 1909  
Book : L  
Page : 430
8. Easement, including the terms and provisions thereof:  
Recorded : Septmber 20, 1990  
Book : 120  
Page : 678
9. Reservations as contained in Deed, including the terms and provisions thereof:  
Recorded : September 20, 1990  
Book : 120  
Page : 678

NOTE TAXES FOR THE YEAR 2023 ARE PAID IN FULL and are being shown for informational purposes only.

Original Amount : \$2,884.03  
Account No. : 01-05-10-0-0-1201-00  
Land Use/DOR : 83

exhibit "C"  
1 of 1



Exhibit A

The Southeast Quarter of the Southwest Quarter and the South Half of the South Half of the Northeast Quarter of the Southwest Quarter of Section 2, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington.

SPECIAL EXCEPTIONS:

1. As disclosed by the assessment and tax roll, the premises herein described have been specially assessed. Potential taxes, penalties and interest incurred by reason of a change in the use of the herein described property may result.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
3. Easement, including the terms and provisions thereof:  
For : Transmission, Telephone and/or Telegraph Lines  
Granted to : United States of America  
Recorded : December 18, 1941  
Book: : 28  
Page : 541
4. Conservation Easement, including the terms and provisions thereof:  
Granted to : United States of America  
Recorded : September 9, 1992  
Book : 130  
Page : 618
5. Easement, including the terms and provisions thereof:  
Recorded : September 9, 1992  
Book : 130  
Page : 625
6. Agreement to Correct Easement, including the terms and provisions thereof:  
Recorded : March 18, 1999  
Book : 187  
Page : 496
7. Agreement to Correct Easement, including the terms and provisions thereof:  
Recorded : March 18, 1999  
Book : 187  
Page : 500
8. Contract, including the terms and provisions thereof:  
Vendor : Norris H. Johnson and Carmen S. Johnson, husband and wife  
Vendee : Eldon Johnson and Laurie Johnson, husband and wife  
Dated : May 27, 2008  
Recorded : May 27, 2008  
As : 2008170009  
Amount : \$150,000.00  
Rerecorded : May 29, 2008  
As : 2008170043
9. The effect, if any, of Quit Claim Deed, including the terms and provisions thereof:  
Grantor : United States of America  
Grantee : Keith d. & Wanell Johnson, husband and wife and Norris H. & Carmen S. Johnson, husband and wife  
Recorded : May 24, 2016  
As : 2016000995

NOTE TAXES FOR THE YEAR 2023 ARE PAID IN FULL and are being shown for informational purposes only.

Original Amount : \$58.18  
Account No. : 01-05-02-0-0-0402-00  
Land Use/DOR : 88

Skamania County Assessor  
Date 7-15-24 Parcel# 01050200040200  
AM

NOTE TAXES FOR THE YEAR 2023 ARE PAID IN FULL and are being shown for informational purposes only.

Original Amount : \$2,247.19  
Account No. : 01-05-02-0-0-0402-03  
Land Use/DOR : 83

Exhibit "D"  
1 of 1