



When recorded return to:
Nicholas Alexander, Attorney at Law
405 W. 13th St.
Vancouver, WA 98660

Skamania County
Real Estate Excise Tax

N/A
NOV 18 2025

PAID N/A
Skamania County Treasurer
M. M. M. M. M.

LACK OF PROBATE AFFIDAVIT
(RCW 82.45.197, WAC458-61A-202)

GRANTOR: TABITHA L. JOHNSTON, SURVIVING SPOUSE OF CHARLES WILLIAM JOHNSTON, III, DECEASED

GRANTEE: TABITHA L. JOHNSTON, A SINGLE WOMAN

LEGAL DESCRIPTION OF PROPERTY SUBJECT TO AFFIDAVIT:

1. Tax Parcel Number: 02053000020400 *DM*
2. Address: 141 Panda Rd, Washougal, WA 98671
3. Abbreviated Legal: LOT 3 SAFE SP #2, BK 2 PG 218 F# 2004152116
4. Legal Description: A tract of land in the Northwest Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Lot 3 of the S.A.F.E. Short Plat No. 2 recorded in Book 2 of Short Plats, Page 218, Skamania County Records.

5. Current Assessed Value: \$443,100.00

Skamania County Assessor
Date 11/12/25 Parcel# 25-30-204
Ⓟ

The undersigned Affiant/Grantee, TABITHA L. JOHNSTON, being first duly sworn on oath deposes and states as follows:

The real estate as described herein was acquired by the Affiant and the Grantor, CHARLES WILLIAM JOHNSTON, III, deceased, after we were married as community property. I am the lawful heir, being the surviving spouse.

CHARLES WILLIAM JOHNSTON, III, died on August 23, 2025, a resident of Skamania County, Washington. A certified copy of the decedent's death certificate is attached hereto as

Exhibit "B" and incorporated herein by this reference.

CHARLES WILLIAM JOHNSTON, III, died intestate, and his estate has not been probated, and nobody has been named as Estate Administrator.

CHARLES WILLIAM JOHNSTON, III was survived by the following heirs at law:

TABITHA L. JOHNSTON, surviving spouse

TYLER JOHNSTON, adult son

TANNER JOHNSTON, adult son

All the debts of the decedent and the marital community, including but not limited to all expenses of decedent's last illness, funeral and burial, and all applicable federal and state succession or inheritance taxes have been fully paid.

The date of death value of all community property of the decedent was approximately \$221,750.00 and the decedent had no separate property.

The undersigned Affiant/Grantee does hereby state that the facts set forth herein are true and correct.

Each of the vested beneficiaries hereby claim their share of real property described in Exhibit "A" hereto with the transfer of their respective interest being exempt from Excise Tax pursuant to WAC 458-61A-202(2)(b).

Dated this 15th day of October, 2025.



TABITHA L. JOHNSTON

[NOTARY ON FOLLOWING PAGE]

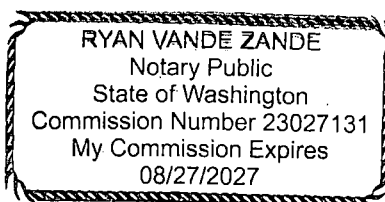
STATE OF WASHINGTON)

: ss.

County of Clark)

I certify that I know or have satisfactory evidence that TABITHA L. JOHNSTON is the person who appeared before me, and said person acknowledged that such person signed this instrument and acknowledged it to be such person's free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 15th day of October, 2025.



A handwritten signature in black ink, appearing to read "Ryan VanDe Zande", written over a horizontal line.

Printed Name: RYAN VANDE ZANDE

NOTARY PUBLIC in and for the State of Washington

My appointment expires: 08-27-2027

Exhibit "A"

Real property located at 141 Panda Rd, Washougal, WA, Skamania County, the legal description of which is the following:

A tract of land in the Northwest Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Lot 3 of the S.A.F.E. Short Plat No. 2 recorded in Book 2 of Short Plats, Page 218, Skamania County Records.

Unofficial
Copy

STATE OF OREGON

CERTIFICATION OF VITAL RECORD

1155550

I.D. TAG NO.

OREGON HEALTH AUTHORITY
CENTER FOR HEALTH STATISTICS
CERTIFICATE OF DEATH

136-2025-026968

STATE FILE NUMBER

TO BE COMPLETED BY FUNERAL FACILITY

Legal Name	First	Middle	Last	Suffix	Death Date
Charles		William	Johnston	III	August 23, 2025
Sex	Age	Social Security Number	County of Death		
Male	51 years		Multnomah		
Birthdate	Birthplace	Was Decedent Ever in U.S. Armed Forces?			
February 18, 1974	Vancouver, Washington	No			
Residence:	City/Town				
141 Panda Road	Washougal				
Residence County	State or Foreign Country	Zip Code + 4	Inside City Limits?		
Skamania	Washington	98671	No		
Marital Status at Time of Death	Spouse's Name, Prior to First Marriage				
Married	Tabitha Lee Beadle				
Father's Name	Mother's Name, Prior to First Marriage				
Charles William Johnston Jr	Deborah Kay Steinhauer				
Informant's Name	Telephone Number	Relationship to Decedent	Mailing Address		
Tabitha Lee Johnston	Not Available	Spouse	141 Panda Road, Washougal, WA 98671		
Place of Death	Facility Name				
Hospital-Inpatient	Legacy Emanuel Medical Center				
Location of Death	City/Town or Location of Death		State	Zip Code + 4	
2801 N Gantenbein Avenue	Portland		Oregon	97227	
Method of Disposition	Place of Disposition		Location (City/Town and State)		
Removal From State	Clark County Crematory		Vancouver, Washington		
Name and Complete Address of Funeral Facility					
Brown's Funeral Home & Cremation Services 410 NE Garfield Street, Camas, Washington 98607					
Date of Disposition	Funeral Director's Signature		Electronically Signed	OR License Number	
August 25, 2025	Nicholas R Brown			FS-0666	
Registrar's Signature	Date Received		Local File Number		
Jennifer A. Woodward	August 29, 2025				
Amendment:					

TO BE COMPLETED BY MEDICAL CERTIFIER

Was case referred to Medical Examiner?	Autopsy?	Were autopsy findings available to complete the cause of death?		Time of Death
No	No			1642
CAUSE OF DEATH				Approximate Interval Onset to Death
IMMEDIATE CAUSE				days
a. Hydrocephalus				
Due to (or as a consequence of) ↓				
b. non-traumatic intracerebral hemorrhage				days
Due to (or as a consequence of) ↓				
c. hypertension				years
Due to (or as a consequence of) ↓				
d.				
Other significant conditions contributing to death:				
Manner of Death	If Female		Did tobacco use contribute to death?	
Natural	Not Applicable		No	
Date of Injury	Time of Injury	Place of Injury	Injury at Work?	
August 23, 2025				
Location of Injury:				
Describe how injury occurred				
If transportation injury, specify.				
Name and Address of Certifier				
Joseph Y Deng 1120 NW 20th Avenue 110, Portland, Oregon 97209				
Name and Title of Attending Physician if Other than Certifier				
Date Signed				
August 28, 2025				
Medical Certifier	Electronically Signed	Title of Certifier	License Number	
Joseph Y Deng		M.D.	MD160405	
Amendment:				

I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

DATE ISSUED:

September 02, 2025

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER

JENNIFER A. WOODWARD, PH.D.
STATE REGISTRAR

45-2CC (01/06)

