

4. Legal Lot Determination

Clark County Property Profile



VANCOUVER WASHINGTON



CHICAGO TITLE Fidelity National Title
TWO COMPANIES ONE UNITED TEAM

Parcel #	062965242	Owner	Minih n, Angela J Minihan, Gerald T III
Ref Parcel:		Owner Address	375 NE Ivy Avenue La Center WA 98629
Site Address	WA 98629	Market Total Value	\$32,090.00
Lot Size	1.88 Acres (81,893 SqFt)	Assessed Total Value	\$643.00
Building Area	0 SqFt	Year Built	
School District	La Center	Sale Date	6/29/2018
Zoning:	P/OS Parks/Open Space (P/OS)	Sale Price	
Bedrooms		Subdivision	
Bathrooms		Land Use	990 - VACANT
Legal	#51 SEC 2 T4N R1E 1.88A		



Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

5527456 D

Total Pages: 4 Rec Fee: \$102.00

Recorded in Clark County, WA 07/09/2018 09:56 AM

JACKSON, JACKSON & KURTZ INC

Excise #: 787699 & 787700 Excise Amount: 10

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Jackson, Jackson & Kurtz, Inc., PS
PO Box 340
Battle Ground WA 98604

Grantor : ANGELA J. MINIHAN, Personal Representative of the Estate
of CLAUDIA J. LONG, Deceased
Grantee : ANGELA J. MINIHAN and GERALD T. MINIHAN, III, wife
and husband
Abbreviated Legals : #51 SEC 2 T4N R1EWM 1.88A;
#28 OF SEC 2 T4N R1EWM .64A;
#34 OF SEC 2 T4N R1EWM 11.85A;
#68 SEC 2 T4N R1EWM 1.38A; and
#23 & #24 OF SEC 2 T4N R1EWM 6A
**Assessor's Tax Parcel
Nos.** : 62965242; 209055000; 209059000; 209087000; and
209052000
Prior Excise Tax No. : NA
Other Reference No(s): NA

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

THE GRANTOR, ANGELA J. MINIHAN, Personal Representative of the Estate of CLAUDIA J. LONG, Deceased, in accordance with the power vested in her as the Personal Representative of said estate, pursuant to an Order Granting Nonintervention Powers entered in Clark County Superior Court Probate No. 18-4-00126-0, for and in consideration of inheritance and also to create community property, hereby quitclaims and conveys to ANGELA J. MINIHAN and GERALD T. MINIHAN, III, wife and husband, the following-described real property, situate in County of Clark, State of Washington, being more particularly described as follows:

**PERSONAL REPRESENTATIVE'S
QUITCLAIM DEED - Page - 1**

Tax Parcel 62965242

#51 SEC 2 T4N R1EWM 1.88A

That portion of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING AT THE Northwest corner of the South half of the Southwest quarter of the Northwest quarter of said Section 2; thence East 664.5 feet, more or less, to the East line of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 2; thence North along said east line, a distance of 185 feet; thence Southwesterly 282 feet to a point 152 feet North of the North boundary line of the South half of the Southwest quarter of the Northwest quarter of said Section 2; thence South 33 feet; thence West 386 feet, more or less, to the West line of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 2; thence South along said West line, a distance of 75 feet, more or less, to the point of beginning.

EXCEPT County roads.

SUBJECT TO THE LA CENTER WHEEL CLUB DRAINAGE RIGHTS TO NEARBY CANYON.

Tax Parcel No. 209055000

#28 OF SEC 2 T4N R1EWM .64 A

That portion of the West half of the Northeast quarter of the Southwest quarter of the Northwest quarter of Section 2, in Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

Beginning at the Northeast corner of the South half of the Southwest quarter of the Northwest quarter of said Section 2; thence West along the North line of the South half of the Southwest quarter of the Northwest quarter 537 feet to the true point of beginning of the following described tract; thence North parallel with the West line of the West half of the Northeast quarter of the Southwest quarter of the Northwest quarter 185 feet; thence Westerly to the Northeast corner of that tract conveyed to Lawrence A. Holley, et ux, by deed recorded under Auditor's File No. G 393754; thence South along the East line of said Holley tract to the Southeast corner thereof; thence East along the North line of the South half of the Southwest quarter of the Northwest quarter to the true point of beginning.

**PERSONAL REPRESENTATIVE'S
QUITCLAIM DEED - Page - 2**

Tax Parcel No. 209059000

#34 OF SEC 2 T4N R1EWM 11.85A

The South half of the Southwest quarter of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

EXCEPT the East 537 feet thereof.

EXCEPT County or Public Roads.

Tax Parcel No. 209087000

#68 SEC 2 T4N R1EWM 1.38A

That portion of the Northwest quarter of the Southwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

Beginning at the most Northerly Northwest corner of a tract of land conveyed to Thomas E. Wilson by deed recorded under Auditor's File No. G-620450; said point being on the North line of said Southwest quarter, 396 feet East of the Northwest corner of said Southwest quarter; thence East, along said North line, 300 feet; thence South, 200 feet; thence West 300 feet; thence North 200 feet to the point of beginning.

SUBJECT TO easements and restrictions of record.

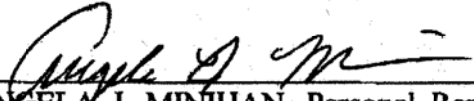
Tax Parcel No. 209052000

#23 & #24 OF SEC 2 T4N R1EWM 6A

The West 24 rods of the North 40 rods of the Southwest quarter of Section 2 Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

EXCEPT County or Public roads.

DATED this 29 day of June, 2018.

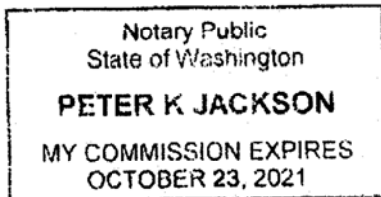

ANGELA J. MINIHAN, Personal Representative
of the Estate of CLAUDIA J. LONG, Deceased

**PERSONAL REPRESENTATIVE'S
QUITCLAIM DEED - Page - 3**

STATE OF WASHINGTON)
 : ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that ANGELA J. MINIHAN is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated she was authorized to execute the instrument, and acknowledged it as the Personal Representative of the Estate of CLAUDIA J. LONG, Deceased, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 29 day of June, 2018.



Peter K Jackson
NOTARY PUBLIC in and for the State of
Washington; residing at: Battle Ground
My commission expires: 10-23-21

**PERSONAL REPRESENTATIVE'S
QUITCLAIM DEED - Page - 4**

AFTER RECORDING RETURN TO:

JACKSON, JACKSON & KURTZ, INC. PS
704 East Main Street, Suite 102
BATTLE GROUND, WA 98604

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
EXEMPT
Affd.# 973688 Date 12-29-00
For Details of tax paid see
Affd.# _____
Doug Lacher
Clark County Treasurer
By [Signature]
Deputy

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

THE GRANTOR, CLAUDIA J. LONG, as Personal Representative of the Estate of **LAWRENCE A. HOLLEY**, Deceased, in accordance with the power vested in her as Personal Representative of said estate and pursuant to Order Directing Administration Without Court Intervention entered therein in Clark County, Washington Superior Court **Probate No. 99 4 00788 4** in distribution of the real property in said estate, conveys and quitclaims to **CLAUDIA J. LONG**, a single woman, the following-described real property, situate in County of Clark, State of Washington, including any interest therein which Grantor may hereafter acquire:

Tax Parcel 062965.242

(#51 Sec 2 T4N R1E 1.88 Acres)

That portion of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, described as follows:

BEGINNING AT THE Northwest corner of the South half of the Southwest quarter of the Northwest quarter of said Section 2; thence East 664.5 feet, more or less, to the East line of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 2; thence North along



said east line, a distance of 185 feet; thence Southwesterly 282 feet to a point 152 feet North of the North boundary line of the South half of the Southwest quarter of the Northwest quarter of said Section 2; thence South 33 feet; thence West 386 feet, more or less, to the West line of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 2; thence South along said West line, a distance of 75 feet, more or less, to the point of beginning.

EXCEPT County roads.

SUBJECT TO THE LA CENTER WHEEL CLUB
DRAINAGE RIGHTS TO NEARBY CANYON.

Tax Parcel No. 209055.000

(#28 of Sec 2 T2N R2E WM - .64 Acres)

That portion of the West half of the Northeast quarter of the Southwest quarter of the Northwest quarter of Section 2, in Township 4 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of the South half of the Southwest quarter of the Northwest quarter of said Section 2; thence West along the North line of the South half of the Southwest quarter of the Northwest quarter 537 feet to the true point of beginning of the following described tract; thence North parallel with the West line of the West half of the Northeast quarter of the Southwest quarter of the Northwest quarter 185 feet; thence Westerly to the Northeast corner of that tract conveyed to Lawrence A. Holley, et ux, by deed recorded under Auditor's File No. G 393754; thence South along the East line of said Holley tract to the Southeast corner thereof; thence East along the North line of the South half of the Southwest quarter of the Northwest quarter to the true point of beginning.

Tax Parcel No. 209059.000

(#34 of Sec 2 T4N R2E WM - 11.85 Acres)

The South half of the Southwest quarter of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian.

EXCEPT the East 537 feet thereof.
EXCEPT County or Public Roads.

Tax Parcel No. 209087.000

(#68 Sec 2 T4N R1E WM – 1.38 Acres)

That portion of the Northwest quarter of the Southwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the most Northerly Northwest corner of a tract of land conveyed to Thomas E. Wilson by deed recorded under Auditor's File No. G-620450; said point being on the North line of said Southwest quarter, 396 feet East of the Northwest quarter of said Southwest quarter; thence East, along said North line, 300 feet; thence South, 200 feet; thence West 300 feet; thence North 200 feet to the point of beginning.

SUBJECT TO easements and restrictions of record.


Tax Parcel No. 209052.000

#23 & #24 of Sec 2 T4N R2E WM – 6 Acres

The West 24 rods of the North 40 rods of the Southwest quarter of Section 2 Township 4 North, Range 1 East of the Willamette Meridian.

EXCEPT County or Public roads.

DATED this 20th day of December 2000.


CLAUDIA J. LONG,
Personal Representative of the Estate of
LAWRENCE A. HOLLEY, Deceased



STATE OF WASHINGTON)
 : ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that **CLAUDIA J. LONG** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated she was authorized to execute the instrument, and acknowledged it as the Personal Representative of the Estate of **LAWRENCE A. HOLLEY**, Deceased, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 20th day of December 2000.

Maxine B. Young
NOTARY PUBLIC in and for the State
of Washington; my appt. expires: 1-21-04



M 5/18/89
R.

BOUNDARY AGREEMENT

THIS BOUNDARY AGREEMENT, made and entered into this 15 day of August, 1994 by and between **LAWRENCE A. HOLLEY** and **JOYCE HOLLEY**, husband and wife, hereinafter called "Holley", **JANET L. WILSON**, a single woman, hereinafter called "Wilson", and **JOHN SLAUGHTER** and **PAMELA SLAUGHTER**, husband and wife, hereinafter designated as "Slaughter",

WITNESSETH:

WHEREAS, Holley is the owner of a tract of land in Clark County, Washington, particularly described on Exhibit A attached hereto and incorporated herein as though fully set out; and

WHEREAS, Wilson is the owner of a tract of land in Clark County, Washington, particularly described on Exhibit B attached hereto and incorporated herein as though fully set out; and

WHEREAS, there is an existing fence which bisects the common boundary of the respective tracts owned by Holley and Wilson, which fence runs partially on Holley's property and partially on Wilson's property; and

WHEREAS, Slaughter is the developer/purchaser of Wilson's tract; and

WHEREAS, the parties are desirous of confirming that the legal descriptions set forth on the attached Exhibits A and B correctly describe the true and actual boundary between the parties respective tracts, and that the existing fence does not mark the boundary; and

WHEREAS, Wilson has agreed to cause a fence to be constructed by the developer of her tract along the true common boundary between the parties respective tracts; and

WHEREAS, Slaughter has agreed to construct such fence and set forth in this agreement; and

WHEREAS, it is for the mutual benefit of all parties hereto to resolve the location of said common boundary,

Real Estate Excise Tax
Ch. 11 Rev. Laws 1981

EXEMPT

Affid. # Date 8-23-94

485

For details of tax paid see

BOUNDARY AGREEMENT
Page 1

Affid. #
By Doug Lasher
Clark County Treasurer
By 2.5
Deputy

JACKSON, JACKSON & KURTZ, INC. PS
ATTORNEYS AT LAW
P.O. Box 96 - 804 East Main
Battle Ground, Washington 98604
(206) 687-7106

AUGUST 23, 1994

NOW THEREFORE, for and in consideration of the mutual covenants herein contained, the parties hereby agree as follows:

1. The common boundary line between Holley's tract of land and Wilson's tract of land is hereby confirmed to be in the location particularly described in the legal descriptions attached hereto as "Exhibit A and Exhibit B. The existing fence is hereby disregarded for boundary purposes.

2. At the time of the construction of the proposed subdivision of Wilson's tract of land, Wilson and Slaughter agree to construct a new six foot chain link fence along said common boundary at Slaughter's expense.

3. In the event of a lawsuit between the parties to this agreement concerning any aspect of this agreement, the prevailing party shall, in addition to any other relief granted by the court, be entitled to recover judgment against the other party (or parties) for reasonable attorney's fees and costs.

4. That this boundary agreement shall be binding upon the parties hereto, their heirs and successors in interest.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

James D. Wilson

Joyce Reed Holley

James D. Holley

John S. Slaughter

Patricia A. Slaughter by
John S. Slaughter Attorney in Fact

486

AUGUST 23, 1994

STATE OF WASHINGTON)

ss.

COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that **LAWRENCE A. HOLLEY** and **JOYCE HOLLEY** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED this 15th day of August, 1994.

Donna M. Laddock

Notary Public in and for the State of Washington; my appt. expires: 10/1/95



STATE OF WASHINGTON)

ss.

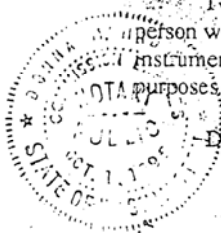
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that **JANET L. WILSON** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED this 16th day of August, 1994.

Donna M. Laddock

Notary Public in and for the State of Washington; my appt. expires: 10/1/95



STATE OF WASHINGTON)

ss.

COUNTY OF CLARK)

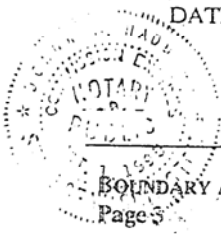
I certify that I know or have satisfactory evidence that **JOHN SLAUGHTER** is the person who appeared before me, and said person acknowledged that he signed this instrument for himself and as attorney-in-fact for his wife, **PAMELA SLAUGHTER**, and on oath stated that he was authorized to execute the instrument and acknowledged it as the attorney-in-fact for **PAMELA SLAUGHTER** to be her free and voluntary act and the free and voluntary act of himself for the uses and purposes mentioned in the instrument.

DATED this 15th day of August, 1994.

Donna M. Laddock

Notary Public in and for the State of Washington; my appt. expires: 10/1/95

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BOUNDARY AGREEMENT

Page 5

JACKSON, JACKSON & KURTZ, INC. PS
ATTORNEYS AT LAW
P.O. Box 96 - 804 East Main
Battle Ground, Washington 98604
(206) 687-7106

AUGUST 23, 1994

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WARRANTY DEED
STATUTORY FORM
 FOR PROPERTY WITHIN THE STATE OF WASHINGTON

EXHIBIT "A"

The grantor, **HELEN JOHNSON**, in her separate and capacity,
 of the city of **YACHTS**, county of **CLATSOP**, State of **Washington**
 for and in consideration of **Two THOUSAND FIVE HUNDRED AND NO/100 Dollars** (\$2,500.00) cash
 in hand paid, received and warrant to **JOHN ALVIN and LAWRENCE ALVIN, wife and husband**,
 the following described real estate, situate in the county of **Clatsop**, State of **Washington**:

An undivided one-half interest owned by grantor in the following property situate in Clatsop County, State of Washington:



Tract "A"
 The West 24 rods of the North 40 rods of the Northwest quarter, of Section Two (2) Township 34 North, Range One (1) East of the Willamette Meridian, Clatsop County of Public Lands.

Tract "B"
 The South half of the Northwest quarter of the Northwest quarter of Section Two (2), Township 34 North, Range One (1) East of the Willamette Meridian, Clatsop County of Public Lands.

Together with items of personal property located upon the foregoing premises.



Dated this **3rd** day of **July**, 1980.

Helen Johnson

STATE OF WASHINGTON
 County of **Clatsop**

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this day personally appeared before me

Helen Johnson

to me known to be the individual described in and who executed the foregoing instrument and acknowledged that she executed the same as her free and voluntary act and deed for the purposes and consideration therein expressed.

Witness my hand and official seal this day and date first above written.
 Notary Public for the State of Washington
Richard A. Reddy
 My commission expires: **4/15/82**

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EXHIBIT A

VERY POOR COPY
 Will not reproduce
Roger A. Babber
 Technical Imaging Services

AUGUST 23, 1994

EXHIBIT "B"

No.: A-36619

That portion of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of the South half of the Southwest quarter of the Northwest quarter of Section 2; thence West, 537 feet; thence South, 660 feet to the South line of the Northwest quarter; thence East, 537 feet to the East line of the Southwest quarter of the Northwest quarter; thence North to the point of beginning.

EXCEPT County Roads.

FIRST AMERICAN TITLE CO.
AUG 23 2 33 PM '94

489

EXHIBIT B

AUGUST 23, 1994

LAST WILL AND TESTAMENT

97 4 00587 7

OF

JOYCE R. HOLLEY

I, **JOYCE R. HOLLEY**, of Clark County, Washington, being of legal age and of sound and disposing mind and memory, and not acting under duress, menace, fraud or undue influence of any person whomsoever, do make, publish and declare this to be my **LAST WILL AND TESTAMENT**, hereby revoking all other Wills and Codicils by me made,

FILED

WITNESSETH:

OCT 21 1997

I.

JoAnne McBride, Clerk Clark Co

CREDITOR'S CLAIMS

I direct that my Personal Representative, hereinafter named, pay all of my lawful debts and funeral expenses.

II.

IDENTIFICATION OF FAMILY

I am a married woman. My husband's name is **LAWRENCE A. HOLLEY**. We have one child of our marriage, namely: **CLAUDIA J. LONG**. I declare that I have no other children, nor do I have any deceased children who left surviving lineal descendants.

III.

PROVISION FOR SPOUSE

All of my estate and property of every kind and nature and wheresoever situate, whether real, personal or mixed of which I shall die seized and possessed, I give, devise and bequeath unto my spouse, **LAWRENCE A. HOLLEY**, provided he survives me by ten days.

✓
633
426

2

IV.

BEQUEST OF PERSONAL EFFECTS IF SPOUSE PREDECEASES

I may now have, or in the future may prepare, sign, and date a list of tangible personal property and designate the recipient of each item. It is my intent, provided my spouse has predeceased me, that such writing qualify as a testamentary disposition of these items in accordance with R.C.W. 11.12.260 as now in effect or as amended in the future. If any such person named is a minor, said property shall be held by the parent or guardian of said minor in trust until said minor reaches 18 years of age; said Trustee to serve without bond. If a person named in the list to receive Property dies before me, the property he or she was to have received will be disposed of under the residue clause of this Will, unless I have made an alternate disposition in the list.

V.

DISCHARGE OF INDEBTEDNESS

Any and all debts, regardless of how evidenced, owed to me on the date of my death by **CLAUDIA J. LONG**, whether principal or interest, or both, whether secured or not, are hereby canceled, and **CLAUDIA J. LONG**, whether living or not at the time of my death, is hereby released of such indebtedness. In the event she predeceases me, this cancellation and release shall inure to the benefit of her estate.

I direct that, as soon as possible after my death, all evidences of the obligation of **CLAUDIA J. LONG** be marked canceled, that any security for such obligations be returned to her or to her estate if she is no longer living; and that my Personal Representative make, execute, and deliver any other instruments that may be appropriate or requisite to effect or to evidence a discharge and release of such obligations.

VI.

CONTINGENT RESIDUE OF ESTATE

In the event my spouse shall predecease me or die within 10 days of my death, I hereby give, devise and bequeath all the rest, residue and remainder of my estate and property of every kind and nature, wheresoever situate, whether real, personal or mixed, unto my daughter, **CLAUDIA J. LONG**.

In the event my daughter shall predecease me, then her share shall pass to her children, **ANGELA J. FULLER** and **HOLLEY REED LONG**, share and share alike.

If either of my said grandchildren is under the age of 30 years at the time of my death, then I hereby give the share of each child under the age of 30 years unto **FIRST INDEPENDENT BANK** as Trustee, in trust, nevertheless, for the benefit of my said grandchildren or grandchild, upon the terms and conditions herein set out. Said Trustee shall not be required to post bond in any jurisdiction.

In the event either of my granddaughters shall predecease me, or die within 10 days of my death, then her share shall pass to her children, if any, in equal shares; and, if none, then equally to my surviving granddaughter. In the event both of my granddaughters shall predecease me then this bequest shall pass in equal shares to my great grandchildren, provided that if any great grandchild is under the age of 21 years, then his or her share shall be held in trust upon the following conditions, except that the distribution shall occur when the beneficiary attains the age of 21 years.

VII

TERMS OF TRUST:

A. I direct that the share of each grandchild is to be held separately, and the balance remaining therein shall be distributed when she attains the age of 30 years. If either grandchild shall predecease me or die before said trust estate is distributed, then her share shall pass to her children, if any, in equal shares; and, if none, then equally to my surviving grandchild. In the event both of my granddaughters shall predecease me, the remaining balance shall be distributed to my great grandchildren in equal shares.

B. I direct that the income and such part of the principal of said trust estate, as shall be deemed necessary by said Trustee, shall be used for the care, support, education and maintenance of said beneficiaries; education shall be construed to mean all costs of college or university, and all other costs of specialized training in music, art, technologies, skills and other fields beyond the high school level, or all costs of board and maintenance while attending such institutions, colleges or places of higher learning. In this respect, since I have great faith in the discretion of said Trustee, I hereby direct that any expenditures for health, care, or education shall be valid and conclusive, unless made capriciously or in bad faith.

C. In the event an emergency arises during the pendency of this trust due to an accident, sickness, or other adequate cause to any of said beneficiaries, the Trustee, in its discretion, may expend such sum to relieve such emergency. The Trustee may also, in its discretion, pay all or such part (if any) of the expenses of the last illness and funeral of any beneficiary hereunder as the Trustee may deem advisable.

D. No interest of any beneficiary in the income or principal of any trust created by this Will may be anticipated, assigned, or encumbered, or be subject to any creditor's claims or legal process prior to its actual distribution to the beneficiary. This provision shall not limit a beneficiary's exercise of the right to any power of appointment.

E. The Trustee, in exercising the discretion granted to it in making payments hereunder, may take into consideration the reasonable use of all resources, if any, which may then be known to the Trustee to be available to the beneficiaries for the use of said beneficiaries. The Trustee, in its discretion, may request and rely upon a signed statement from such beneficiaries satisfactory to the Trustee as to their resources, and Trustee may,

in its discretion, suspend the benefits hereunder for such beneficiaries during any period in which such a statement is not furnished after the Trustee's request therefor.

F. In addition to, and not in limitation of the powers elsewhere set forth in this instrument, the Trustee shall have full power:

To retain any property of whatsoever kind; to hold and operate so long as the Trustee deems advisable any property or business (received as part of the Trust Estate) solely at the risk of the Trust Estate; to determine what is income and principal in accordance with recognized Trust Accounting practices; to pay such expenses, costs and taxes, if any, deemed by it to be lawfully chargeable to the Trust Estate, as well as reasonable compensation to itself, as Trustee; to apportion all such charges between income and principal in accordance with recognized Trust Accounting practices; to sell trust property for cash or on credit, and grant, purchase or exercise options; to act without bond and without posting security of any kind; to exercise all powers granted by law; and without limiting the generality of the foregoing, to invest and re-invest in accordance with the Prudent Man Rule as set forth at this date in the laws of Washington, and to have all of the powers and rights established by the Washington Trust Act and all future amendments to such Act and notwithstanding any subsequent repeal of said Act.

VIII.

DESIGNATION OF PERSONAL REPRESENTATIVE

I hereby appoint my husband, **LAWRENCE A. HOLLEY** as Personal Representative of my estate. If he shall fail or cease to act for any reason, I appoint **CLAUDIA J. LONG** as Personal Representative. If both **LAWRENCE A. HOLLEY** and **CLAUDIA J. LONG** shall fail or cease to act for any reason, I appoint **FIRST INDEPENDENT BANK** as Personal Representative. No Personal Representative named in this Will shall be required to furnish bond in any jurisdiction. I declare this to be a nonintervention Will.

My Personal Representative shall have full power to deal in any lawful way with the property of my estate without notice, approval, or confirmation of any kind, at the time, for the consideration, and on the terms and conditions as my Personal Representative shall deem advisable, whether or not the exercise of the power is necessary for the purpose of paying debts of the estate, costs of administration, or making distribution of the estate. This power shall include, by way of illustration and not of limitation, the power to sell, convey, mortgage, and encumber any assets of my estate, to advance funds and borrow money, to select any part of my estate in satisfaction of any distribution under this Will, and to distribute my estate in kind, in money, or both. In making distributions hereunder, my Personal Representative may allocate particular assets or portions thereof or undivided interests therein to any one or more of the beneficiaries hereunder without

IX.

PAYMENT OF TAXES

I direct that all death taxes payable by reason of my death, including federal and state estate taxes on my assets passing through my probate estate, be paid by my Personal Representative out of the residue of the estate that I dispose of in this will, without proportional adjustment among residual beneficiaries.

I further direct that no part of the death taxes be paid out of any specific, demonstrative, or pecuniary legacies I have made in this will, or be collected from transferees or beneficiaries or property passing on my death outside of my probate estate.

X.

WITNESS AFFIDAVITS

I request that the attesting witnesses to my Will make an affidavit before a Notary Public stating such facts as they would be required to testify to a court to prove such Will.

IN TESTIMONY WHEREOF, I have hereunto set my hand and do publish this my **LAST WILL AND TESTAMENT** on this 13th day of January, 1994, in the presence of CLAYTON C. COCHRAN and DORIS NEWTON at BATTLE GROUND, Washington, said persons being requested to act as witnesses.

Joyce R. Holley
TESTATRIX

Clayton C. Cochran
Subscribing Witness

Doris Newton
Subscribing Witness

STATE OF WASHINGTON)

:SS.

COUNTY OF CLARK)

The undersigned, of lawful age and competent to testify, being duly sworn, each for himself, testifies as follows:

The foregoing document was executed by the testatrix on the date it bears.

The testatrix declared the document to be her LAST WILL AND TESTAMENT and requested us to sign the same as witnesses.

At the request of and in the presence of the testatrix and in the presence of the Notary Public and each other, the other witness and I subscribed our names as witnesses hereto.

At the time of executing the document, testatrix and witnesses were of the age of majority and the testatrix appeared to be of sound and disposing mind, and not acting under duress, menace, fraud, undue influence, or misrepresentation.

Clayton C. Cochran
Subscribing Witness

Donna Newton
Subscribing Witness

SIGNED AND SWORN to before me this 13th day of January, 1994, by

CLAYTON C. COCHRAN and *DONNA NEWTON*

Rita M. Wilson
NOTARY PUBLIC in and for the State of
Washington; my appt. expires:

Joyce Reed Holley
TESTATRIX

RITA M. WILSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
APRIL 1, 1996

LAST WILL AND TESTAMENT OF
JOYCE R. HOLLEY - Page 6

JACKSON, JACKSON & KURTZ, INC. PS
ATTORNEYS AT LAW
P.O. Box 96 - 804 East Main
Battle Ground, Washington 98604
(206) 687-7106

FLETCHER DAVIDS TITLE CO.
1105 Main Street - Vancouver, Wash.

WASHINGTON
TITLE INSURANCE
COMPANY
SEATTLE WASHINGTON

Mail to
The La Center Wheel Club
La Center, Wash.
Send Tax Statement to

G393754

602771

CORRECTION

FORM L59

Statutory Warranty Deed

(CORPORATE FORM)

THE GRANTOR THE LA CENTER WHEEL CLUB, a Washington corporation,

for and in consideration of One Thousand Dollars (\$1000.00) -----

in hand paid, conveys and warrants to LAWRENCE A. HOLLEY and JOYCE REED HOLLEY,
husband and wife, of LaCenter, Washington,

the following described real estate, situated in the County of CLARK, State of
Washington:

That portion of the Northwest quarter of the Southwest quarter of the Northwest quarter
of Section Two (2), Township Four (4) North, Range One (1) East of the Willamette
Meridian, described as follows:
Beginning at the Northwest corner of the South half of the Southwest quarter of the
Northwest quarter of said Section 2; thence East 664 1/2 feet, more or less, to the East
line of the Northwest quarter of the Southwest quarter of the Northwest quarter of said
Section 2; thence North along said East line, a distance of 185 feet; thence Southwesterly
282 feet to a point 152 feet North of the North boundary line of the South half of the
Southwest quarter of the Northwest quarter of said Section 2; thence South 33 feet;
thence West 386 feet, more or less, to the West line of the Northwest quarter of the
Southwest quarter of the Northwest quarter of said Section 2; thence South along said
West line, a distance of 75 feet, more or less, to the point of beginning;
EXCEPT County roads.

RESERVING UNTO GRANTOR drainage rights to nearby canyon.

SUBJECT to mortgage held by First Independent Bank of Vancouver, Washington, on which
there is a balance owing of about \$2000.00.

This is a correction deed given to correct that certain deed between said parties dated June 27,
1963, recorded July 5, 1963, under auditor's file No. G 361373.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers
and its corporate seal to be hereunto affixed this 26th day of August.....1964.....

ACCEPTED:

2001 Revised Building Code
Ch. 11 Rev. Laws 1951

THE LA CENTER WHEEL CLUB,

Lawrence A. Holley

By: *Richard M. Cole*

Trustee

Joyce Reed Holley

By: *Lillian Rhodes*

Trustee

Joyce Reed Holley

By: *Henry Soehl*

Trustee

STATE OF WASHINGTON,
County of CLARK

Eva King Burgess
Clark County Treasurer

By: *Henry Soehl*

Trustee

On this 26th day of August 1964, before me, the undersigned,
a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Richard M.
Cole, Lillian Rhodes and Henry Soehl
to me known as the Trustees of LeCenter Wheel Club,

who executed the foregoing instrument, and acknowledged the said instrument to be the free and
voluntary deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that
he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said

corporation, and official seal hereto affixed the day and year first above written.



M. Him
Notary Public in and for the State of Washington.
residing at La Center, Washington

NOTARIAL

STATE OF Washington

602772

County of Clark

On this 26 day of August, A. D. 1964, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Lawrence A. Holley and Joyce Reed Holley, husband and wife,

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that they signed and executed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESSETH that my official seal hereto affixed the day and year in this certificate above written.

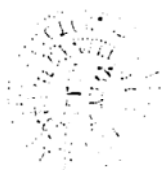


M. Strain
Notary Public in and for the State of Washington
residing at Law Center, Wash.

FILED FOR RECORD
CLARK CO., WASH.
BY FEICHER-DANIELS TITLE COMPANY
FEE 3.35

SEP 1 4 05 PM '64

DOCUMENT NO. _____
AUTHOR Steve Williams



Clark County Property Profile



CHICAGO TITLE Fidelity National Title
TWO COMPANIES ONE UNITED TEAM

Parcel #	209055000	Owner	Minih n, Angela J Minihan, Gerald T III
Ref Parcel:		Owner Address	375 NE Ivy Avenue La Center WA 98629
Site Address	WA 98629	Market Total Value	\$12,081.00
Lot Size	0.64 Acres (27,878 SqFt)	Assessed Total Value	\$232.00
Building Area	0 SqFt	Year Built	
School District	La Center	Sale Date	6/29/2018
Zoning:	P/OS Parks/Open Space (P/OS)	Sale Price	
Bedrooms		Subdivision	
Bathrooms		Land Use	991 - UNUSED OR VACANT LAND - NO IMPROVEMENTS
Legal	#28 OF SEC 2 T4NR1EWM .64A		



Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

5527456 D

Total Pages: 4 Rec Fee: \$102.00

Recorded in Clark County, WA 07/09/2018 09:56 AM

JACKSON, JACKSON & KURTZ INC

Excise #: 787699 & 787700 Excise Amount: 10

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Jackson, Jackson & Kurtz, Inc., PS
PO Box 340
Battle Ground WA 98604

Grantor : ANGELA J. MINIHAN, Personal Representative of the Estate
of CLAUDIA J. LONG, Deceased
Grantee : ANGELA J. MINIHAN and GERALD T. MINIHAN, III, wife
and husband
Abbreviated Legals : #51 SEC 2 T4N R1EWM 1.88A;
#28 OF SEC 2 T4N R1EWM .64A;
#34 OF SEC 2 T4N R1EWM 11.85A;
#68 SEC 2 T4N R1EWM 1.38A; and
#23 & #24 OF SEC 2 T4N R1EWM 6A
**Assessor's Tax Parcel
Nos.** : 62965242; 209055000; 209059000; 209087000; and
209052000
Prior Excise Tax No. : NA
Other Reference No(s): NA

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

THE GRANTOR, ANGELA J. MINIHAN, Personal Representative of the Estate of CLAUDIA J. LONG, Deceased, in accordance with the power vested in her as the Personal Representative of said estate, pursuant to an Order Granting Nonintervention Powers entered in Clark County Superior Court Probate No. 18-4-00126-0, for and in consideration of inheritance and also to create community property, hereby quitclaims and conveys to ANGELA J. MINIHAN and GERALD T. MINIHAN, III, wife and husband, the following-described real property, situate in County of Clark, State of Washington, being more particularly described as follows:

**PERSONAL REPRESENTATIVE'S
QUITCLAIM DEED - Page - 1**

Tax Parcel 62965242

#51 SEC 2 T4N R1EWM 1.88A

That portion of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING AT THE Northwest corner of the South half of the Southwest quarter of the Northwest quarter of said Section 2; thence East 664.5 feet, more or less, to the East line of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 2; thence North along said east line, a distance of 185 feet; thence Southwesterly 282 feet to a point 152 feet North of the North boundary line of the South half of the Southwest quarter of the Northwest quarter of said Section 2; thence South 33 feet; thence West 386 feet, more or less, to the West line of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 2; thence South along said West line, a distance of 75 feet, more or less, to the point of beginning.

EXCEPT County roads.

SUBJECT TO THE LA CENTER WHEEL CLUB DRAINAGE RIGHTS TO NEARBY CANYON.

Tax Parcel No. 209055000

#28 OF SEC 2 T4N R1EWM .64 A

That portion of the West half of the Northeast quarter of the Southwest quarter of the Northwest quarter of Section 2, in Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

Beginning at the Northeast corner of the South half of the Southwest quarter of the Northwest quarter of said Section 2; thence West along the North line of the South half of the Southwest quarter of the Northwest quarter 537 feet to the true point of beginning of the following described tract; thence North parallel with the West line of the West half of the Northeast quarter of the Southwest quarter of the Northwest quarter 185 feet; thence Westerly to the Northeast corner of that tract conveyed to Lawrence A. Holley, et ux, by deed recorded under Auditor's File No. G 393754; thence South along the East line of said Holley tract to the Southeast corner thereof; thence East along the North line of the South half of the Southwest quarter of the Northwest quarter to the true point of beginning.

**PERSONAL REPRESENTATIVE'S
QUITCLAIM DEED - Page - 2**

Tax Parcel No. 209059000

#34 OF SEC 2 T4N R1EWM 11.85A

The South half of the Southwest quarter of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

EXCEPT the East 537 feet thereof.

EXCEPT County or Public Roads.

Tax Parcel No. 209087000

#68 SEC 2 T4N R1EWM 1.38A

That portion of the Northwest quarter of the Southwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

Beginning at the most Northerly Northwest corner of a tract of land conveyed to Thomas E. Wilson by deed recorded under Auditor's File No. G-620450; said point being on the North line of said Southwest quarter, 396 feet East of the Northwest corner of said Southwest quarter; thence East, along said North line, 300 feet; thence South, 200 feet; thence West 300 feet; thence North 200 feet to the point of beginning.

SUBJECT TO easements and restrictions of record.

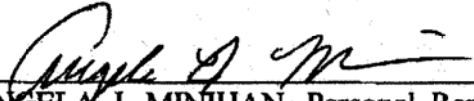
Tax Parcel No. 209052000

#23 & #24 OF SEC 2 T4N R1EWM 6A

The West 24 rods of the North 40 rods of the Southwest quarter of Section 2 Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

EXCEPT County or Public roads.

DATED this 29 day of June, 2018.


ANGELA J. MINIHAN, Personal Representative
of the Estate of CLAUDIA J. LONG, Deceased

**PERSONAL REPRESENTATIVE'S
QUITCLAIM DEED - Page - 3**

STATE OF WASHINGTON)
: ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that ANGELA J. MINIHAN is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated she was authorized to execute the instrument, and acknowledged it as the Personal Representative of the Estate of CLAUDIA J. LONG, Deceased, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 29 day of June, 2018.

Notary Public
State of Washington
PETER K JACKSON
MY COMMISSION EXPIRES
OCTOBER 23, 2021

Peter K Jackson

NOTARY PUBLIC in and for the State of
Washington; residing at: Battle Ground
My commission expires: 10-23-21

**PERSONAL REPRESENTATIVE'S
QUITCLAIM DEED - Page - 4**

AFTER RECORDING RETURN TO:

JACKSON, JACKSON & KURTZ, INC. PS
704 East Main Street, Suite 102
BATTLE GROUND, WA 98604

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
EXEMPT
Affd.# 973688 Date 12-29-00
For Details of tax paid see
Affd.# _____
Doug Lacher
Clark County Treasurer
By [Signature]
Deputy

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

THE GRANTOR, CLAUDIA J. LONG, as Personal Representative of the Estate of **LAWRENCE A. HOLLEY**, Deceased, in accordance with the power vested in her as Personal Representative of said estate and pursuant to Order Directing Administration Without Court Intervention entered therein in Clark County, Washington Superior Court **Probate No. 99 4 00788 4** in distribution of the real property in said estate, conveys and quitclaims to **CLAUDIA J. LONG**, a single woman, the following-described real property, situate in County of Clark, State of Washington, including any interest therein which Grantor may hereafter acquire:

Tax Parcel 062965.242

(#51 Sec 2 T4N R1E 1.88 Acres)

That portion of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, described as follows:

BEGINNING AT THE Northwest corner of the South half of the Southwest quarter of the Northwest quarter of said Section 2; thence East 664.5 feet, more or less, to the East line of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 2; thence North along



said east line, a distance of 185 feet; thence Southwesterly 282 feet to a point 152 feet North of the North boundary line of the South half of the Southwest quarter of the Northwest quarter of said Section 2; thence South 33 feet; thence West 386 feet, more or less, to the West line of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 2; thence South along said West line, a distance of 75 feet, more or less, to the point of beginning.

EXCEPT County roads.

SUBJECT TO THE LA CENTER WHEEL CLUB
DRAINAGE RIGHTS TO NEARBY CANYON.

Tax Parcel No. 209055.000

(#28 of Sec 2 T2N R2E WM - .64 Acres)

That portion of the West half of the Northeast quarter of the Southwest quarter of the Northwest quarter of Section 2, in Township 4 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of the South half of the Southwest quarter of the Northwest quarter of said Section 2; thence West along the North line of the South half of the Southwest quarter of the Northwest quarter 537 feet to the true point of beginning of the following described tract; thence North parallel with the West line of the West half of the Northeast quarter of the Southwest quarter of the Northwest quarter 185 feet; thence Westerly to the Northeast corner of that tract conveyed to Lawrence A. Holley, et ux, by deed recorded under Auditor's File No. G 393754; thence South along the East line of said Holley tract to the Southeast corner thereof; thence East along the North line of the South half of the Southwest quarter of the Northwest quarter to the true point of beginning.

Tax Parcel No. 209059.000

(#34 of Sec 2 T4N R2E WM - 11.85 Acres)

The South half of the Southwest quarter of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian.

EXCEPT the East 537 feet thereof.
EXCEPT County or Public Roads.

Tax Parcel No. 209087.000

(#68 Sec 2 T4N R1E WM – 1.38 Acres)

That portion of the Northwest quarter of the Southwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the most Northerly Northwest corner of a tract of land conveyed to Thomas E. Wilson by deed recorded under Auditor's File No. G-620450; said point being on the North line of said Southwest quarter, 396 feet East of the Northwest quarter of said Southwest quarter; thence East, along said North line, 300 feet; thence South, 200 feet; thence West 300 feet; thence North 200 feet to the point of beginning.

SUBJECT TO easements and restrictions of record.


Tax Parcel No. 209052.000

#23 & #24 of Sec 2 T4N R2E WM – 6 Acres

The West 24 rods of the North 40 rods of the Southwest quarter of Section 2 Township 4 North, Range 1 East of the Willamette Meridian.

EXCEPT County or Public roads.

DATED this 20th day of December 2000.


CLAUDIA J. LONG,
Personal Representative of the Estate of
LAWRENCE A. HOLLEY, Deceased



STATE OF WASHINGTON)
 : ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that **CLAUDIA J. LONG** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated she was authorized to execute the instrument, and acknowledged it as the Personal Representative of the Estate of **LAWRENCE A. HOLLEY**, Deceased, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 20th day of December 2000.

Maxine B. Young
NOTARY PUBLIC in and for the State
of Washington; my appt. expires: 1-21-04



9-108230178

11

M 5/18/89
R.

BOUNDARY AGREEMENT

THIS BOUNDARY AGREEMENT, made and entered into this 15 day of August, 1994 by and between LAWRENCE A. HOLLEY and JOYCE HOLLEY, husband and wife, hereinafter called "Holley", JANET L. WILSON, a single woman, hereinafter called "Wilson", and JOHN SLAUGHTER and PAMELA SLAUGHTER, husband and wife, hereinafter designated as "Slaughter",

WITNESSETH:

WHEREAS, Holley is the owner of a tract of land in Clark County, Washington, particularly described on Exhibit A attached hereto and incorporated herein as though fully set out; and

WHEREAS, Wilson is the owner of a tract of land in Clark County, Washington, particularly described on Exhibit B attached hereto and incorporated herein as though fully set out; and

WHEREAS, there is an existing fence which bisects the common boundary of the respective tracts owned by Holley and Wilson, which fence runs partially on Holley's property and partially on Wilson's property; and

WHEREAS, Slaughter is the developer/purchaser of Wilson's tract; and

WHEREAS, the parties are desirous of confirming that the legal descriptions set forth on the attached Exhibits A and B correctly describe the true and actual boundary between the parties respective tracts, and that the existing fence does not mark the boundary; and

WHEREAS, Wilson has agreed to cause a fence to be constructed by the developer of her tract along the true common boundary between the parties respective tracts; and

WHEREAS, Slaughter has agreed to construct such fence and set forth in this agreement; and

WHEREAS, it is for the mutual benefit of all parties hereto to resolve the location of said common boundary,

Real Estate Excise Tax
Ch. 11 Rev. Laws 1981

EXEMPT

Affid. # Date 8-23-94
For details of tax paid see

485

BOUNDARY AGREEMENT
Page 1

Affid. #
By Doug Lasher
Clark County Treasurer
By 2.5
Deputy

JACKSON, JACKSON & KURTZ, INC. PS
ATTORNEYS AT LAW
P.O. Box 96 - 804 East Main
Battle Ground, Washington 98604
(206) 687-7106

AUGUST 23, 1994

NOW THEREFORE, for and in consideration of the mutual covenants herein contained, the parties hereby agree as follows:

1. The common boundary line between Holley's tract of land and Wilson's tract of land is hereby confirmed to be in the location particularly described in the legal descriptions attached hereto as "Exhibit A and Exhibit B. The existing fence is hereby disregarded for boundary purposes.

2. At the time of the construction of the proposed subdivision of Wilson's tract of land, Wilson and Slaughter agree to construct a new six foot chain link fence along said common boundary at Slaughter's expense.

3. In the event of a lawsuit between the parties to this agreement concerning any aspect of this agreement, the prevailing party shall, in addition to any other relief granted by the court, be entitled to recover judgment against the other party (or parties) for reasonable attorney's fees and costs.

4. That this boundary agreement shall be binding upon the parties hereto, their heirs and successors in interest.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

James D. Wilson

Joyce Reed Holley

Lawrence O. Holley

John S. Slaughter

Patricia A. Slaughter by
John S. Slaughter Attorney in Fact

486

STATE OF WASHINGTON)

ss.

COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that **LAWRENCE A. HOLLEY** and **JOYCE HOLLEY** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED this 15th day of August, 1994.

Donna M. Laddock

Notary Public in and for the State of Washington; my appt. expires: 10/1/95



STATE OF WASHINGTON)

ss.

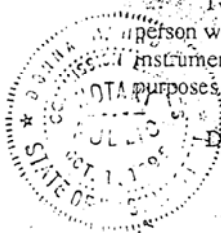
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that **JANET L. WILSON** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED this 16th day of August, 1994.

Donna M. Laddock

Notary Public in and for the State of Washington; my appt. expires: 10/1/95



STATE OF WASHINGTON)

ss.

COUNTY OF CLARK)

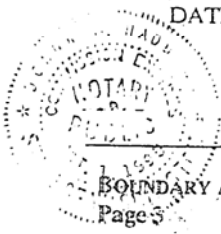
I certify that I know or have satisfactory evidence that **JOHN SLAUGHTER** is the person who appeared before me, and said person acknowledged that he signed this instrument for himself and as attorney-in-fact for his wife, **PAMELA SLAUGHTER**, and on oath stated that he was authorized to execute the instrument and acknowledged it as the attorney-in-fact for **PAMELA SLAUGHTER** to be her free and voluntary act and the free and voluntary act of himself for the uses and purposes mentioned in the instrument.

DATED this 15th day of August, 1994.

Donna M. Laddock

Notary Public in and for the State of Washington; my appt. expires: 10/1/95

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BOUNDARY AGREEMENT
Page 5

JACKSON, JACKSON & KURTZ, INC. PS
ATTORNEYS AT LAW
P.O. Box 96 - 804 East Main
Battle Ground, Washington 98604
(206) 687-7106

AUGUST 23, 1994

207


 WASHINGTON
WARRANTY DEED
STATUTORY FORM
 FOR PROPERTY WITHIN THE STATE OF WASHINGTON

EXHIBIT "A"

The grantor, **HELEN JOHNSON**, in her separate and capacity,
 of the city of **YACHTS**, county of **CLATSOP**, State of **WASHINGTON**
 for and in consideration of **Two THOUSAND FIVE HUNDRED AND NO/100 Dollars** (\$2,500.00) cash
 in hand paid, convey and warrant to **CLATSOP COUNTY and LAWRENCE J. JOHNSON, wife**
 and husband,
 the following described real estate, situate in the county of **CLATSOP**, State of **WASHINGTON**:

- An undivided one-half interest owned by grantor in the following property situate in **CLATSOP COUNTY**, State of **WASHINGTON**:
- Tract "A"**
 The West 24 rods of the North 40 rods of the Northwest quarter, of Section Two (2) Township 34 North, Range One (1) East of the Willamette Meridian, **CLATSOP County of Public Lands.**
 - Tract "B"**
 The South half of the Northwest quarter of the Northwest quarter of Section Two (2), Township 34 North, Range One (1) East of the Willamette Meridian; **CLATSOP County of Public Lands.**



together with items of personal property located upon the foregoing premises.

Dated this 3rd day of July, 1980.
Helen Johnson

STATE OF WASHINGTON
 County of **CLATSOP**

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this day personally appeared before me

Helen Johnson

to me known to be the individual described in and who executed the foregoing instrument and acknowledged that she executed the same as her free and voluntary act and deed for the purposes and consideration therein expressed.

Witness my hand and official seal this day and date first above written.
Richard J. ...
 Notary Public in and for the State of Washington
 My commission expires 1/15/82

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EXHIBIT A

VERY POOR COPY
 Will not reproduce
Roger A. Babben
 Technical Imaging Services

AUGUST 23, 1994

EXHIBIT "B"

No.: A-36619

That portion of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of the South half of the Southwest quarter of the Northwest quarter of Section 2; thence West, 537 feet; thence South, 660 feet to the South line of the Northwest quarter; thence East, 537 feet to the East line of the Southwest quarter of the Northwest quarter; thence North to the point of beginning.

EXCEPT County Roads.

FIRST AMERICAN TITLE CO.
AUG 23 2 33 PM '94

489

EXHIBIT B

AUGUST 23, 1994

LAST WILL AND TESTAMENT

97 4 00587 7

OF

JOYCE R. HOLLEY

I, **JOYCE R. HOLLEY**, of Clark County, Washington, being of legal age and of sound and disposing mind and memory, and not acting under duress, menace, fraud or undue influence of any person whomsoever, do make, publish and declare this to be my **LAST WILL AND TESTAMENT**, hereby revoking all other Wills and Codicils by me made,

FILED

WITNESSETH:

OCT 21 1997

I.

JoAnne McBride, Clerk Clark Co

CREDITOR'S CLAIMS

I direct that my Personal Representative, hereinafter named, pay all of my lawful debts and funeral expenses.

II.

IDENTIFICATION OF FAMILY

I am a married woman. My husband's name is **LAWRENCE A. HOLLEY**. We have one child of our marriage, namely: **CLAUDIA J. LONG**. I declare that I have no other children, nor do I have any deceased children who left surviving lineal descendants.

III.

PROVISION FOR SPOUSE

All of my estate and property of every kind and nature and wheresoever situate, whether real, personal or mixed of which I shall die seized and possessed, I give, devise and bequeath unto my spouse, **LAWRENCE A. HOLLEY**, provided he survives me by ten days.

✓
633
426

2

IV.

BEQUEST OF PERSONAL EFFECTS IF SPOUSE PREDECEASES

I may now have, or in the future may prepare, sign, and date a list of tangible personal property and designate the recipient of each item. It is my intent, provided my spouse has predeceased me, that such writing qualify as a testamentary disposition of these items in accordance with R.C.W. 11.12.260 as now in effect or as amended in the future. If any such person named is a minor, said property shall be held by the parent or guardian of said minor in trust until said minor reaches 18 years of age; said Trustee to serve without bond. If a person named in the list to receive Property dies before me, the property he or she was to have received will be disposed of under the residue clause of this Will, unless I have made an alternate disposition in the list.

V.

DISCHARGE OF INDEBTEDNESS

Any and all debts, regardless of how evidenced, owed to me on the date of my death by **CLAUDIA J. LONG**, whether principal or interest, or both, whether secured or not, are hereby canceled, and **CLAUDIA J. LONG**, whether living or not at the time of my death, is hereby released of such indebtedness. In the event she predeceases me, this cancellation and release shall inure to the benefit of her estate.

I direct that, as soon as possible after my death, all evidences of the obligation of **CLAUDIA J. LONG** be marked canceled, that any security for such obligations be returned to her or to her estate if she is no longer living; and that my Personal Representative make, execute, and deliver any other instruments that may be appropriate or requisite to effect or to evidence a discharge and release of such obligations.

VI.

CONTINGENT RESIDUE OF ESTATE

In the event my spouse shall predecease me or die within 10 days of my death, I hereby give, devise and bequeath all the rest, residue and remainder of my estate and property of every kind and nature, wheresoever situate, whether real, personal or mixed, unto my daughter, **CLAUDIA J. LONG**.

In the event my daughter shall predecease me, then her share shall pass to her children, **ANGELA J. FULLER** and **HOLLEY REED LONG**, share and share alike.

If either of my said grandchildren is under the age of 30 years at the time of my death, then I hereby give the share of each child under the age of 30 years unto **FIRST INDEPENDENT BANK** as Trustee, in trust, nevertheless, for the benefit of my said grandchildren or grandchild, upon the terms and conditions herein set out. Said Trustee shall not be required to post bond in any jurisdiction.

In the event either of my granddaughters shall predecease me, or die within 10 days of my death, then her share shall pass to her children, if any, in equal shares; and, if none, then equally to my surviving granddaughter. In the event both of my granddaughters shall predecease me then this bequest shall pass in equal shares to my great grandchildren, provided that if any great grandchild is under the age of 21 years, then his or her share shall be held in trust upon the following conditions, except that the distribution shall occur when the beneficiary attains the age of 21 years.

VII

TERMS OF TRUST:

A. I direct that the share of each grandchild is to be held separately, and the balance remaining therein shall be distributed when she attains the age of 30 years. If either grandchild shall predecease me or die before said trust estate is distributed, then her share shall pass to her children, if any, in equal shares; and, if none, then equally to my surviving grandchild. In the event both of my granddaughters shall predecease me, the remaining balance shall be distributed to my great grandchildren in equal shares.

B. I direct that the income and such part of the principal of said trust estate, as shall be deemed necessary by said Trustee, shall be used for the care, support, education and maintenance of said beneficiaries; education shall be construed to mean all costs of college or university, and all other costs of specialized training in music, art, technologies, skills and other fields beyond the high school level, or all costs of board and maintenance while attending such institutions, colleges or places of higher learning. In this respect, since I have great faith in the discretion of said Trustee, I hereby direct that any expenditures for health, care, or education shall be valid and conclusive, unless made capriciously or in bad faith.

C. In the event an emergency arises during the pendency of this trust due to an accident, sickness, or other adequate cause to any of said beneficiaries, the Trustee, in its discretion, may expend such sum to relieve such emergency. The Trustee may also, in its discretion, pay all or such part (if any) of the expenses of the last illness and funeral of any beneficiary hereunder as the Trustee may deem advisable.

D. No interest of any beneficiary in the income or principal of any trust created by this Will may be anticipated, assigned, or encumbered, or be subject to any creditor's claims or legal process prior to its actual distribution to the beneficiary. This provision shall not limit a beneficiary's exercise of the right to any power of appointment.

E. The Trustee, in exercising the discretion granted to it in making payments hereunder, may take into consideration the reasonable use of all resources, if any, which may then be known to the Trustee to be available to the beneficiaries for the use of said beneficiaries. The Trustee, in its discretion, may request and rely upon a signed statement from such beneficiaries satisfactory to the Trustee as to their resources, and Trustee may,

in its discretion, suspend the benefits hereunder for such beneficiaries during any period in which such a statement is not furnished after the Trustee's request therefor.

F. In addition to, and not in limitation of the powers elsewhere set forth in this instrument, the Trustee shall have full power:

To retain any property of whatsoever kind; to hold and operate so long as the Trustee deems advisable any property or business (received as part of the Trust Estate) solely at the risk of the Trust Estate; to determine what is income and principal in accordance with recognized Trust Accounting practices; to pay such expenses, costs and taxes, if any, deemed by it to be lawfully chargeable to the Trust Estate, as well as reasonable compensation to itself, as Trustee; to apportion all such charges between income and principal in accordance with recognized Trust Accounting practices; to sell trust property for cash or on credit, and grant, purchase or exercise options; to act without bond and without posting security of any kind; to exercise all powers granted by law; and without limiting the generality of the foregoing, to invest and re-invest in accordance with the Prudent Man Rule as set forth at this date in the laws of Washington, and to have all of the powers and rights established by the Washington Trust Act and all future amendments to such Act and notwithstanding any subsequent repeal of said Act.

VIII.

DESIGNATION OF PERSONAL REPRESENTATIVE

I hereby appoint my husband, **LAWRENCE A. HOLLEY** as Personal Representative of my estate. If he shall fail or cease to act for any reason, I appoint **CLAUDIA J. LONG** as Personal Representative. If both **LAWRENCE A. HOLLEY** and **CLAUDIA J. LONG** shall fail or cease to act for any reason, I appoint **FIRST INDEPENDENT BANK** as Personal Representative. No Personal Representative named in this Will shall be required to furnish bond in any jurisdiction. I declare this to be a nonintervention Will.

My Personal Representative shall have full power to deal in any lawful way with the property of my estate without notice, approval, or confirmation of any kind, at the time, for the consideration, and on the terms and conditions as my Personal Representative shall deem advisable, whether or not the exercise of the power is necessary for the purpose of paying debts of the estate, costs of administration, or making distribution of the estate. This power shall include, by way of illustration and not of limitation, the power to sell, convey, mortgage, and encumber any assets of my estate, to advance funds and borrow money, to select any part of my estate in satisfaction of any distribution under this Will, and to distribute my estate in kind, in money, or both. In making distributions hereunder, my Personal Representative may allocate particular assets or portions thereof or undivided interests therein to any one or more of the beneficiaries hereunder without

IX.

PAYMENT OF TAXES

I direct that all death taxes payable by reason of my death, including federal and state estate taxes on my assets passing through my probate estate, be paid by my Personal Representative out of the residue of the estate that I dispose of in this will, without proportional adjustment among residual beneficiaries.

I further direct that no part of the death taxes be paid out of any specific, demonstrative, or pecuniary legacies I have made in this will, or be collected from transferees or beneficiaries or property passing on my death outside of my probate estate.

X.

WITNESS AFFIDAVITS

I request that the attesting witnesses to my Will make an affidavit before a Notary Public stating such facts as they would be required to testify to a court to prove such Will.

IN TESTIMONY WHEREOF, I have hereunto set my hand and do publish this my **LAST WILL AND TESTAMENT** on this 13th day of January, 1994, in the presence of CLAYTON C. COCHRAN and DORIS NEWTON at BATTLE GROUND, Washington, said persons being requested to act as witnesses.

Joyce Reed Holley
TESTATRIX

Clayton C. Cochran
Subscribing Witness

Doris Newton
Subscribing Witness

STATE OF WASHINGTON)

:SS.

COUNTY OF CLARK)

The undersigned, of lawful age and competent to testify, being duly sworn, each for himself, testifies as follows:

The foregoing document was executed by the testatrix on the date it bears.

The testatrix declared the document to be her LAST WILL AND TESTAMENT and requested us to sign the same as witnesses.

At the request of and in the presence of the testatrix and in the presence of the Notary Public and each other, the other witness and I subscribed our names as witnesses hereto.

At the time of executing the document, testatrix and witnesses were of the age of majority and the testatrix appeared to be of sound and disposing mind, and not acting under duress, menace, fraud, undue influence, or misrepresentation.

Clayton C. Cochran
Subscribing Witness

Donna Newton
Subscribing Witness

SIGNED AND SWORN to before me this 13th day of January, 1994, by

CLAYTON C. COCHRAN and *DONNA NEWTON*

Rita M. Wilson
NOTARY PUBLIC in and for the State of
Washington; my appt. expires:

Joyce Reed Holley
TESTATRIX

RITA M. WILSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
APRIL 1, 1996

G117769

622883

FILED FOR RECORD
CLARK CO., WASH.
CLARK COUNTY TITLE CO.

720
JUN 3 1 48 PM '65
REG. CLERK
DOCUMENT #
AUDITOR *Price & Livingston*

WARRANTY DEED

THE GRANTORS, COURTNEY W. EATON and PEARL M. EATON, husband and wife, for and in consideration of the sume of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to LAWRENCE A. HOLLEY and JOYCE R. HOLLEY, husband and wife, the following-described real property, situate in the County of Clark, State of Washington:

The West half of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter (W 1/2 of NE 1/4 of SW 1/4 of NW 1/4) of Section Two (2), in Township Four(4) North, Range One (1) east of the Willamette Meridian, containing five (5) acres, more or less.

DATED THIS 29 day of May, 1965.

Courtney W. Eaton

Pearl M. Eaton

STATE OF WASHINGTON)
) SS,
COUNTY OF CLARK)

On this day personally appeared before me Courtney W. Eaton and Pearl M. Eaton, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledge that they signed the same as their free and voluntary acts and deeds for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29 day of May, 1965.

Earl W. Jackson
Notary Public in and for the State of Washington, residing at Battle Ground therein.



Real Estate Excise Tax
Ch. 11 Rev. Laws 1951

\$50.00 has been paid

Recpt. # 55952 Date 6-3-65

Eva King Burgett
Clark County Treasurer

Eva King Burgett



EARL W. JACKSON
ATTORNEY-AT-LAW
BATTLE GROUND, WASH.

Clark County Property Profile



CHICAGO TITLE Fidelity National Title
 TWO COMPANIES ONE UNITED TEAM

Parcel #	209059000	Owner	Minih n, Angela J Minihan, Gerald T III
Ref Parcel:		Owner Address	375 NE Ivy Avenue La Center WA 98629
Site Address	33105 NE Ivy Ave La Center WA 98629	Market Total Value	\$419,406.00
Lot Size	11.85 Acres (516,186 SqFt)	Assessed Total Value	\$228,112.00
Building Area	2,140 SqFt	Year Built	1901
School District	La Center	Sale Date	6/29/2018
Zoning:	R1-7.5 Single-Family residential (R1-7.5, R-7.5, LDR-7.5)	Sale Price	
Bedrooms	3	Subdivision	
Bathrooms	1.75	Land Use	11 - SFR UNIT NOT SHARING STRUCTURE WITH OTHER USES

Legal #34 OF SEC 2 T4NR1EWM 11.85A



Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

5527456 D

Total Pages: 4 Rec Fee: \$102.00

Recorded in Clark County, WA 07/09/2018 09:56 AM

JACKSON, JACKSON & KURTZ INC

Excise #: 787699 & 787700 Excise Amount: 10

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Jackson, Jackson & Kurtz, Inc., PS
PO Box 340
Battle Ground WA 98604

Grantor : ANGELA J. MINIHAN, Personal Representative of the Estate
of CLAUDIA J. LONG, Deceased
Grantee : ANGELA J. MINIHAN and GERALD T. MINIHAN, III, wife
and husband
Abbreviated Legals : #51 SEC 2 T4N R1EWM 1.88A;
#28 OF SEC 2 T4N R1EWM .64A;
#34 OF SEC 2 T4N R1EWM 11.85A;
#68 SEC 2 T4N R1EWM 1.38A; and
#23 & #24 OF SEC 2 T4N R1EWM 6A
**Assessor's Tax Parcel
Nos.** : 62965242; 209055000; 209059000; 209087000; and
209052000
Prior Excise Tax No. : NA
Other Reference No(s): NA

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

THE GRANTOR, ANGELA J. MINIHAN, Personal Representative of the Estate of CLAUDIA J. LONG, Deceased, in accordance with the power vested in her as the Personal Representative of said estate, pursuant to an Order Granting Nonintervention Powers entered in Clark County Superior Court Probate No. 18-4-00126-0, for and in consideration of inheritance and also to create community property, hereby quitclaims and conveys to ANGELA J. MINIHAN and GERALD T. MINIHAN, III, wife and husband, the following-described real property, situate in County of Clark, State of Washington, being more particularly described as follows:

**PERSONAL REPRESENTATIVE'S
QUITCLAIM DEED - Page - 1**

Tax Parcel 62965242

#51 SEC 2 T4N R1EWM 1.88A

That portion of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING AT THE Northwest corner of the South half of the Southwest quarter of the Northwest quarter of said Section 2; thence East 664.5 feet, more or less, to the East line of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 2; thence North along said east line, a distance of 185 feet; thence Southwesterly 282 feet to a point 152 feet North of the North boundary line of the South half of the Southwest quarter of the Northwest quarter of said Section 2; thence South 33 feet; thence West 386 feet, more or less, to the West line of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 2; thence South along said West line, a distance of 75 feet, more or less, to the point of beginning.

EXCEPT County roads.

SUBJECT TO THE LA CENTER WHEEL CLUB DRAINAGE RIGHTS TO NEARBY CANYON.

Tax Parcel No. 209055000

#28 OF SEC 2 T4N R1EWM .64 A

That portion of the West half of the Northeast quarter of the Southwest quarter of the Northwest quarter of Section 2, in Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

Beginning at the Northeast corner of the South half of the Southwest quarter of the Northwest quarter of said Section 2; thence West along the North line of the South half of the Southwest quarter of the Northwest quarter 537 feet to the true point of beginning of the following described tract; thence North parallel with the West line of the West half of the Northeast quarter of the Southwest quarter of the Northwest quarter 185 feet; thence Westerly to the Northeast corner of that tract conveyed to Lawrence A. Holley, et ux, by deed recorded under Auditor's File No. G 393754; thence South along the East line of said Holley tract to the Southeast corner thereof; thence East along the North line of the South half of the Southwest quarter of the Northwest quarter to the true point of beginning.

**PERSONAL REPRESENTATIVE'S
QUITCLAIM DEED - Page - 2**

Tax Parcel No. 209059000

#34 OF SEC 2 T4N R1EWM 11.85A

The South half of the Southwest quarter of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

EXCEPT the East 537 feet thereof.

EXCEPT County or Public Roads.

Tax Parcel No. 209087000

#68 SEC 2 T4N R1EWM 1.38A

That portion of the Northwest quarter of the Southwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

Beginning at the most Northerly Northwest corner of a tract of land conveyed to Thomas E. Wilson by deed recorded under Auditor's File No. G-620450; said point being on the North line of said Southwest quarter, 396 feet East of the Northwest corner of said Southwest quarter; thence East, along said North line, 300 feet; thence South, 200 feet; thence West 300 feet; thence North 200 feet to the point of beginning.

SUBJECT TO easements and restrictions of record.

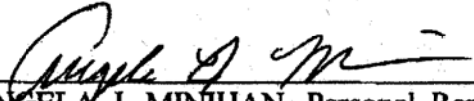
Tax Parcel No. 209052000

#23 & #24 OF SEC 2 T4N R1EWM 6A

The West 24 rods of the North 40 rods of the Southwest quarter of Section 2 Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

EXCEPT County or Public roads.

DATED this 29 day of June, 2018.


ANGELA J. MINIHAN, Personal Representative
of the Estate of CLAUDIA J. LONG, Deceased

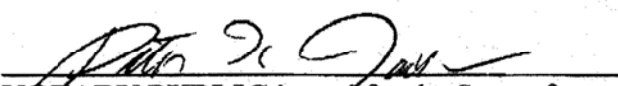
**PERSONAL REPRESENTATIVE'S
QUITCLAIM DEED - Page - 3**

STATE OF WASHINGTON)
: ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that ANGELA J. MINIHAN is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated she was authorized to execute the instrument, and acknowledged it as the Personal Representative of the Estate of CLAUDIA J. LONG, Deceased, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 29 day of June, 2018.

Notary Public
State of Washington
PETER K JACKSON
MY COMMISSION EXPIRES
OCTOBER 23, 2021



NOTARY PUBLIC in and for the State of
Washington; residing at: Battle Ground
My commission expires: 10-23-21

**PERSONAL REPRESENTATIVE'S
QUITCLAIM DEED - Page - 4**

AFTER RECORDING RETURN TO:

JACKSON, JACKSON & KURTZ, INC. PS
704 East Main Street, Suite 102
BATTLE GROUND, WA 98604

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
EXEMPT
Affd.# 973688 Date 12-29-00
For Details of tax paid see
Affd.# _____
Doug Lacher
Clark County Treasurer
By [Signature]
Deputy

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

THE GRANTOR, CLAUDIA J. LONG, as Personal Representative of the Estate of **LAWRENCE A. HOLLEY**, Deceased, in accordance with the power vested in her as Personal Representative of said estate and pursuant to Order Directing Administration Without Court Intervention entered therein in Clark County, Washington Superior Court **Probate No. 99 4 00788 4** in distribution of the real property in said estate, conveys and quitclaims to **CLAUDIA J. LONG**, a single woman, the following-described real property, situate in County of Clark, State of Washington, including any interest therein which Grantor may hereafter acquire:

Tax Parcel 062965.242

(#51 Sec 2 T4N R1E 1.88 Acres)

That portion of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, described as follows:

BEGINNING AT THE Northwest corner of the South half of the Southwest quarter of the Northwest quarter of said Section 2; thence East 664.5 feet, more or less, to the East line of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 2; thence North along



said east line, a distance of 185 feet; thence Southwesterly 282 feet to a point 152 feet North of the North boundary line of the South half of the Southwest quarter of the Northwest quarter of said Section 2; thence South 33 feet; thence West 386 feet, more or less, to the West line of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 2; thence South along said West line, a distance of 75 feet, more or less, to the point of beginning.

EXCEPT County roads.

SUBJECT TO THE LA CENTER WHEEL CLUB
DRAINAGE RIGHTS TO NEARBY CANYON.

Tax Parcel No. 209055.000

(#28 of Sec 2 T2N R2E WM - .64 Acres)

That portion of the West half of the Northeast quarter of the Southwest quarter of the Northwest quarter of Section 2, in Township 4 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of the South half of the Southwest quarter of the Northwest quarter of said Section 2; thence West along the North line of the South half of the Southwest quarter of the Northwest quarter 537 feet to the true point of beginning of the following described tract; thence North parallel with the West line of the West half of the Northeast quarter of the Southwest quarter of the Northwest quarter 185 feet; thence Westerly to the Northeast corner of that tract conveyed to Lawrence A. Holley, et ux, by deed recorded under Auditor's File No. G 393754; thence South along the East line of said Holley tract to the Southeast corner thereof; thence East along the North line of the South half of the Southwest quarter of the Northwest quarter to the true point of beginning.

Tax Parcel No. 209059.000

(#34 of Sec 2 T4N R2E WM - 11.85 Acres)

The South half of the Southwest quarter of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian.

EXCEPT the East 537 feet thereof.
EXCEPT County or Public Roads.

Tax Parcel No. 209087.000

(#68 Sec 2 T4N R1E WM – 1.38 Acres)

That portion of the Northwest quarter of the Southwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the most Northerly Northwest corner of a tract of land conveyed to Thomas E. Wilson by deed recorded under Auditor's File No. G-620450; said point being on the North line of said Southwest quarter, 396 feet East of the Northwest quarter of said Southwest quarter; thence East, along said North line, 300 feet; thence South, 200 feet; thence West 300 feet; thence North 200 feet to the point of beginning.

SUBJECT TO easements and restrictions of record.


Tax Parcel No. 209052.000

#23 & #24 of Sec 2 T4N R2E WM – 6 Acres

The West 24 rods of the North 40 rods of the Southwest quarter of Section 2 Township 4 North, Range 1 East of the Willamette Meridian.

EXCEPT County or Public roads.

DATED this 20th day of December 2000.


CLAUDIA J. LONG,
Personal Representative of the Estate of
LAWRENCE A. HOLLEY, Deceased



STATE OF WASHINGTON)
 : ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that **CLAUDIA J. LONG** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated she was authorized to execute the instrument, and acknowledged it as the Personal Representative of the Estate of **LAWRENCE A. HOLLEY**, Deceased, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 20th day of December 2000.

Maxine B. Young
NOTARY PUBLIC in and for the State
of Washington; my appt. expires: 1-21-04



9-108230178

11

M 5/18/89
R.

BOUNDARY AGREEMENT

THIS BOUNDARY AGREEMENT, made and entered into this 15 day of August, 1994 by and between LAWRENCE A. HOLLEY and JOYCE HOLLEY, husband and wife, hereinafter called "Holley", JANET L. WILSON, a single woman, hereinafter called "Wilson", and JOHN SLAUGHTER and PAMELA SLAUGHTER, husband and wife, hereinafter designated as "Slaughter",

WITNESSETH:

WHEREAS, Holley is the owner of a tract of land in Clark County, Washington, particularly described on Exhibit A attached hereto and incorporated herein as though fully set out; and

WHEREAS, Wilson is the owner of a tract of land in Clark County, Washington, particularly described on Exhibit B attached hereto and incorporated herein as though fully set out; and

WHEREAS, there is an existing fence which bisects the common boundary of the respective tracts owned by Holley and Wilson, which fence runs partially on Holley's property and partially on Wilson's property; and

WHEREAS, Slaughter is the developer/purchaser of Wilson's tract; and

WHEREAS, the parties are desirous of confirming that the legal descriptions set forth on the attached Exhibits A and B correctly describe the true and actual boundary between the parties respective tracts, and that the existing fence does not mark the boundary; and

WHEREAS, Wilson has agreed to cause a fence to be constructed by the developer of her tract along the true common boundary between the parties respective tracts; and

WHEREAS, Slaughter has agreed to construct such fence and set forth in this agreement; and

WHEREAS, it is for the mutual benefit of all parties hereto to resolve the location of said common boundary,

Real Estate Excise Tax
Ch. 11 Rev. Laws 1981

EXEMPT

Affid. # Date 8-23-94
For details of tax paid see

485

BOUNDARY AGREEMENT
Page 1

Affid. #
By Doug Lasher
Clark County Treasurer
Deputy

JACKSON, JACKSON & KURTZ, INC. PS
ATTORNEYS AT LAW
P.O. Box 96 - 804 East Main
Battle Ground, Washington 98604
(206) 687-7106

AUGUST 23, 1994

NOW THEREFORE, for and in consideration of the mutual covenants herein contained, the parties hereby agree as follows:

1. The common boundary line between Holley's tract of land and Wilson's tract of land is hereby confirmed to be in the location particularly described in the legal descriptions attached hereto as "Exhibit A and Exhibit B. The existing fence is hereby disregarded for boundary purposes.

2. At the time of the construction of the proposed subdivision of Wilson's tract of land, Wilson and Slaughter agree to construct a new six foot chain link fence along said common boundary at Slaughter's expense.

3. In the event of a lawsuit between the parties to this agreement concerning any aspect of this agreement, the prevailing party shall, in addition to any other relief granted by the court, be entitled to recover judgment against the other party (or parties) for reasonable attorney's fees and costs.

4. That this boundary agreement shall be binding upon the parties hereto, their heirs and successors in interest.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

James D. Wilson

Joyce Reed Holley

Lawrence C. Holley

John S. Slaughter

Patricia A. Slaughter by
John S. Slaughter Attorney in Fact

486

AUGUST 23, 1994

STATE OF WASHINGTON)

ss.

COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that LAWRENCE A. HOLLEY and JOYCE HOLLEY are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED this 15th day of August, 1994.

Donna M. Laddock
Notary Public in and for the State of
Washington; my appt. expires: 10/1/95



STATE OF WASHINGTON)

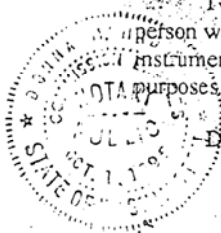
ss.

COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that JANET L. WILSON is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED this 16th day of August, 1994.

Donna M. Laddock
Notary Public in and for the State of
Washington; my appt. expires: 10/1/95



STATE OF WASHINGTON)

ss.

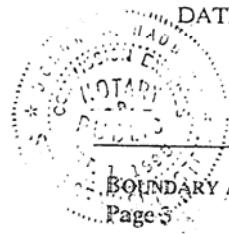
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that JOHN SLAUGHTER is the person who appeared before me, and said person acknowledged that he signed this instrument for himself and as attorney-in-fact for his wife, PAMELA SLAUGHTER, and on oath stated that he was authorized to execute the instrument and acknowledged it as the attorney-in-fact for PAMELA SLAUGHTER to be her free and voluntary act and the free and voluntary act of himself for the uses and purposes mentioned in the instrument.

DATED this 15th day of August, 1994.

Donna M. Laddock
Notary Public in and for the State of
Washington; my appt. expires: 10/1/95

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BOUNDARY AGREEMENT
Page 5

JACKSON, JACKSON & KURTZ, INC. PS
ATTORNEYS AT LAW
P.O. Box 96 - 804 East Main
Battle Ground, Washington 98604
(206) 687-7106

AUGUST 23, 1994

207


WARRANTY DEED
STATUTORY FORM
 FOR PROPERTY WITHIN THE STATE OF WASHINGTON

EXHIBIT "A"

The grantor, **HELEN JOHNSON**, in her separate and capacity,
 of the city of **Yacouver**, county of **Clark**, State of **Washington**
 for and in consideration of **Two THOUSAND five hundred and 00/100 Dollars** (\$2,500.00) cash
 in hand paid, convey and warrant to **JOHN ALVIN and LAWRENCE ALVIN, wife and husband**,
 the following described real estate, situate in the county of **Clark**, State of **Washington**:

An undivided one half interest owned by grantor in the following property situate in Clark County, State of Washington:



Tract "A"
 The West 24 rods of the North 40 rods of the Northwest quarter, of Section Two (2) Township 41 North, Range One (1) East of the Willamette Meridian, CLARK County of Public Lands.

Tract "B"
 The South half of the Northwest quarter of the Northwest quarter of Section Two (2), Township Four (4) North, Range One (1) East of the Willamette Meridian, CLARK County of Public Lands.

Together with items of personal property located upon the foregoing premises.



Dated this 3rd day of July, 1980.
Helen Johnson

STATE OF WASHINGTON
 County of **Clark**

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this day personally appeared before me

Helen Johnson

to me known to be the individual described in and who executed the foregoing instrument and acknowledged that she executed the same as her free and voluntary act and deed for the purposes and consideration therein expressed.

Witness my hand and official seal this day and date first above written.
John A. [Signature]
 Notary Public in and for the State of Washington
 Residing at **Redmond**

Recorded July 11, 1980, 1:42 P.M., by Notary Public, John A. [Signature]
 City of Redmond, Washington

488

EXHIBIT A

VERY POOR COPY
 Will not reproduce
Roger A. Babber
 Technical Imaging Services

AUGUST 23, 1994

EXHIBIT "B"

No.: A-36619

That portion of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of the South half of the Southwest quarter of the Northwest quarter of Section 2; thence West, 537 feet; thence South, 660 feet to the South line of the Northwest quarter; thence East, 537 feet to the East line of the Southwest quarter of the Northwest quarter; thence North to the point of beginning.

EXCEPT County Roads.

FIRST AMERICAN TITLE CO.
AUG 23 2 33 PM '94

489

EXHIBIT B

AUGUST 23, 1994

LAST WILL AND TESTAMENT

97 4 00587 7

OF

JOYCE R. HOLLEY

I, **JOYCE R. HOLLEY**, of Clark County, Washington, being of legal age and of sound and disposing mind and memory, and not acting under duress, menace, fraud or undue influence of any person whomsoever, do make, publish and declare this to be my **LAST WILL AND TESTAMENT**, hereby revoking all other Wills and Codicils by me made,

FILED

WITNESSETH:

OCT 21 1997

I.

JoAnne McBride, Clerk Clark Co

CREDITOR'S CLAIMS

I direct that my Personal Representative, hereinafter named, pay all of my lawful debts and funeral expenses.

II.

IDENTIFICATION OF FAMILY

I am a married woman. My husband's name is **LAWRENCE A. HOLLEY**. We have one child of our marriage, namely: **CLAUDIA J. LONG**. I declare that I have no other children, nor do I have any deceased children who left surviving lineal descendants.

III.

PROVISION FOR SPOUSE

All of my estate and property of every kind and nature and wheresoever situate, whether real, personal or mixed of which I shall die seized and possessed, I give, devise and bequeath unto my spouse, **LAWRENCE A. HOLLEY**, provided he survives me by ten days.

✓
633
426

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IV.

BEQUEST OF PERSONAL EFFECTS IF SPOUSE PREDECEASES

I may now have, or in the future may prepare, sign, and date a list of tangible personal property and designate the recipient of each item. It is my intent, provided my spouse has predeceased me, that such writing qualify as a testamentary disposition of these items in accordance with R.C.W. 11.12.260 as now in effect or as amended in the future. If any such person named is a minor, said property shall be held by the parent or guardian of said minor in trust until said minor reaches 18 years of age; said Trustee to serve without bond. If a person named in the list to receive Property dies before me, the property he or she was to have received will be disposed of under the residue clause of this Will, unless I have made an alternate disposition in the list.

V.

DISCHARGE OF INDEBTEDNESS

Any and all debts, regardless of how evidenced, owed to me on the date of my death by **CLAUDIA J. LONG**, whether principal or interest, or both, whether secured or not, are hereby canceled, and **CLAUDIA J. LONG**, whether living or not at the time of my death, is hereby released of such indebtedness. In the event she predeceases me, this cancellation and release shall inure to the benefit of her estate.

I direct that, as soon as possible after my death, all evidences of the obligation of **CLAUDIA J. LONG** be marked canceled, that any security for such obligations be returned to her or to her estate if she is no longer living; and that my Personal Representative make, execute, and deliver any other instruments that may be appropriate or requisite to effect or to evidence a discharge and release of such obligations.

VI.

CONTINGENT RESIDUE OF ESTATE

In the event my spouse shall predecease me or die within 10 days of my death, I hereby give, devise and bequeath all the rest, residue and remainder of my estate and property of every kind and nature, wheresoever situate, whether real, personal or mixed, unto my daughter, **CLAUDIA J. LONG**.

In the event my daughter shall predecease me, then her share shall pass to her children, **ANGELA J. FULLER** and **HOLLEY REED LONG**, share and share alike.

If either of my said grandchildren is under the age of 30 years at the time of my death, then I hereby give the share of each child under the age of 30 years unto **FIRST INDEPENDENT BANK** as Trustee, in trust, nevertheless, for the benefit of my said grandchildren or grandchild, upon the terms and conditions herein set out. Said Trustee shall not be required to post bond in any jurisdiction.

In the event either of my granddaughters shall predecease me, or die within 10 days of my death, then her share shall pass to her children, if any, in equal shares; and, if none, then equally to my surviving granddaughter. In the event both of my granddaughters shall predecease me then this bequest shall pass in equal shares to my great grandchildren, provided that if any great grandchild is under the age of 21 years, then his or her share shall be held in trust upon the following conditions, except that the distribution shall occur when the beneficiary attains the age of 21 years.

VII

TERMS OF TRUST:

A. I direct that the share of each grandchild is to be held separately, and the balance remaining therein shall be distributed when she attains the age of 30 years. If either grandchild shall predecease me or die before said trust estate is distributed, then her share shall pass to her children, if any, in equal shares; and, if none, then equally to my surviving grandchild. In the event both of my granddaughters shall predecease me, the remaining balance shall be distributed to my great grandchildren in equal shares.

B. I direct that the income and such part of the principal of said trust estate, as shall be deemed necessary by said Trustee, shall be used for the care, support, education and maintenance of said beneficiaries; education shall be construed to mean all costs of college or university, and all other costs of specialized training in music, art, technologies, skills and other fields beyond the high school level, or all costs of board and maintenance while attending such institutions, colleges or places of higher learning. In this respect, since I have great faith in the discretion of said Trustee, I hereby direct that any expenditures for health, care, or education shall be valid and conclusive, unless made capriciously or in bad faith.

C. In the event an emergency arises during the pendency of this trust due to an accident, sickness, or other adequate cause to any of said beneficiaries, the Trustee, in its discretion, may expend such sum to relieve such emergency. The Trustee may also, in its discretion, pay all or such part (if any) of the expenses of the last illness and funeral of any beneficiary hereunder as the Trustee may deem advisable.

D. No interest of any beneficiary in the income or principal of any trust created by this Will may be anticipated, assigned, or encumbered, or be subject to any creditor's claims or legal process prior to its actual distribution to the beneficiary. This provision shall not limit a beneficiary's exercise of the right to any power of appointment.

E. The Trustee, in exercising the discretion granted to it in making payments hereunder, may take into consideration the reasonable use of all resources, if any, which may then be known to the Trustee to be available to the beneficiaries for the use of said beneficiaries. The Trustee, in its discretion, may request and rely upon a signed statement from such beneficiaries satisfactory to the Trustee as to their resources, and Trustee may,

in its discretion, suspend the benefits hereunder for such beneficiaries during any period in which such a statement is not furnished after the Trustee's request therefor.

F. In addition to, and not in limitation of the powers elsewhere set forth in this instrument, the Trustee shall have full power:

To retain any property of whatsoever kind; to hold and operate so long as the Trustee deems advisable any property or business (received as part of the Trust Estate) solely at the risk of the Trust Estate; to determine what is income and principal in accordance with recognized Trust Accounting practices; to pay such expenses, costs and taxes, if any, deemed by it to be lawfully chargeable to the Trust Estate, as well as reasonable compensation to itself, as Trustee; to apportion all such charges between income and principal in accordance with recognized Trust Accounting practices; to sell trust property for cash or on credit, and grant, purchase or exercise options; to act without bond and without posting security of any kind; to exercise all powers granted by law; and without limiting the generality of the foregoing, to invest and re-invest in accordance with the Prudent Man Rule as set forth at this date in the laws of Washington, and to have all of the powers and rights established by the Washington Trust Act and all future amendments to such Act and notwithstanding any subsequent repeal of said Act.

VIII.

DESIGNATION OF PERSONAL REPRESENTATIVE

I hereby appoint my husband, **LAWRENCE A. HOLLEY** as Personal Representative of my estate. If he shall fail or cease to act for any reason, I appoint **CLAUDIA J. LONG** as Personal Representative. If both **LAWRENCE A. HOLLEY** and **CLAUDIA J. LONG** shall fail or cease to act for any reason, I appoint **FIRST INDEPENDENT BANK** as Personal Representative. No Personal Representative named in this Will shall be required to furnish bond in any jurisdiction. I declare this to be a nonintervention Will.

My Personal Representative shall have full power to deal in any lawful way with the property of my estate without notice, approval, or confirmation of any kind, at the time, for the consideration, and on the terms and conditions as my Personal Representative shall deem advisable, whether or not the exercise of the power is necessary for the purpose of paying debts of the estate, costs of administration, or making distribution of the estate. This power shall include, by way of illustration and not of limitation, the power to sell, convey, mortgage, and encumber any assets of my estate, to advance funds and borrow money, to select any part of my estate in satisfaction of any distribution under this Will, and to distribute my estate in kind, in money, or both. In making distributions hereunder, my Personal Representative may allocate particular assets or portions thereof or undivided interests therein to any one or more of the beneficiaries hereunder without

IX.

PAYMENT OF TAXES

I direct that all death taxes payable by reason of my death, including federal and state estate taxes on my assets passing through my probate estate, be paid by my Personal Representative out of the residue of the estate that I dispose of in this will, without proportional adjustment among residual beneficiaries.

I further direct that no part of the death taxes be paid out of any specific, demonstrative, or pecuniary legacies I have made in this will, or be collected from transferees or beneficiaries or property passing on my death outside of my probate estate.

X.

WITNESS AFFIDAVITS

I request that the attesting witnesses to my Will make an affidavit before a Notary Public stating such facts as they would be required to testify to a court to prove such Will.

IN TESTIMONY WHEREOF, I have hereunto set my hand and do publish this my **LAST WILL AND TESTAMENT** on this 13th day of January, 1994, in the presence of CLAYTON C. COCHRAN and DORIS NEWTON at BATTLE GROUND, Washington, said persons being requested to act as witnesses.

Joyce Reed Holley
TESTATRIX

Clayton C. Cochran
Subscribing Witness

Doris Newton
Subscribing Witness

653565

Bk. 496, Pg. 207

WARRANTY DEED

(STATUTORY FORM)
FOR PROPERTY WITHIN THE STATE OF WASHINGTON

The grantor **HELEN JOHNSON**, in her separate capacity,
of the city of **Vancouver**, county of **Clark** State of Washington,
for and in consideration of
Two Thousand Five Hundred & no/100 Dollars (\$2500.00) dollars,
in hand paid, convey and warrant to **JOYCE HOLLEY and LAWRENCE A. HOLLEY, wife**
and husband, the following described real estate, situate in the county of **Clark**
state of Washington:

An undivided one half interest owned by grantor in the following
property situate in Clark County, State of Washington:

Tract "A"

The West 24 rods of the North 40 rods of the Southwest
quarter of Section Two (2) Township Four (4) North, Range
One (1) East of the Willamette Meridian;
EXCEPT County or Public Roads.

Tract "B"

The South half of the Southwest quarter of the Northwest
quarter of Section Two (2), Township Four (4) North,
Range One (1) East of the Willamette Meridian;
EXCEPT the East 537 feet thereof;
EXCEPT County or Public Roads.

Together with items of personal property located upon the
foregoing premises.



Dated this 3rd day of July, 1950.

Helen Johnson

STATE OF WASHINGTON
County of Clark

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this
3rd day of July, 1950
Helen Johnson personally appeared before me

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged
that she executed and sealed the same as her free and voluntary act and deed, for the uses and
purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

My commission expires: 3/18/52

Fletcher-Daniels
Notary Public in and for the State of Washington.
residing at Redmond

Recorded July 18, 1950 at 1:20 P.M., by Fletcher-Daniels Abst. Co.,
Clyde L. Bittner, County Auditor.