

Clark County Property Profile



VANCOUVER
WASHINGTON



CHICAGO TITLE Fidelity National Title
TWO COMPANIES ONE UNITED TEAM

Parcel #	209479000	Owner	Barnhart, Edward C
Ref Parcel		Owner Address	555 W 5th St La Center WA 98629 - 5444
Site Address	555 W 5th St La Center WA 98629 - 5444	Market Total Value	\$557,380.00
Lot Size	14.00 Acres (609,840 SqFt)	Assessed Total Value	\$148,155.00
Building Area	810 SqFt	Year Built	1912
School District	La Center School District	Sale Date	11/25/2020
Zoning	R1-7.5 Single Family Residential (R1-7.5)	Sale Price	
Bedrooms	2	Subdivision	
Bathrooms	1	Land Use / Land Use Std	11 - Household, Single Family Units / RSFR - Single Family Residence

Legal #1A JOHN TIMMONS & A BREEZEE HD CL 14A M/L



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.

EXHIBIT A

Parcel No. 209479-000

A Portion of that tract of land described in Quit Claim Deed to William D. Kays and Phillis E. Kays, Trustees, per AF #3539504, together with a portion of that tract of land described in Quit Claim Deed to William C. Barnhart, per AF #9409080208, records of Clark County, Washington, located in the NW 1/4 of Section 3, T4N, R1E, Willamette Meridian, Clark County, Washington, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 3; thence East, 672.00 Feet; thence continuing along said line, S 88° 31'43" E, 520.57 Feet to the intersection of said line with the Northerly projection of the Westerly line of "RASMUSSEN'S ADDITION TO LA CENTER", a Plat of record; thence along said Plat line, and Northerly projection thereof, S 14 °23'04" E, 861.17 feet to the TRUE POINT OF BEGINNING; thence continuing along said plat line, S 14°23'04" E; 620.00 feet to the Southwesterly corner of Block 15, RASMUSSEN'S ADDITION TO LA CENTER"; thence along the Northerly right of way line of 5th Street, S 75°35'27" W, 855± feet to the center of the East Fork of the Lewis River; thence Northerly along the centerline thereof to its intersection with that parcel of land described in AF# 9807150430; thence along the South line of AF# 9807150430, S 88°31'51" E, 215± feet to the Southeast corner of said parcel; thence N 01°07'54" E, 636.66 feet along the East line of AF# 9807150430; thence S 87°36'57" E, 178.63 feet; thence S 54°24'15" E, 103.17 feet; thence S 20°00'13" E, 212.66 feet; thence N 33°19'13" E, 55.00 feet; thence N 75°37'22" E, 395.61 feet to the TRUE POINT OF BEGINNING.

Containing 14 acres, more or less

Parcel No. 062640-000

BEGINNING at the Northwest corner of said Section 3; thence East along the North line of said Section 3, 672.00 feet; thence continuing East, along the Northerly line of said Section 3, 545 feet, more or less, to the intersection point of the Northerly projection of the Westerly line of the subdivision recorded as "Rasmussen's Addition" to the Town of La Center; thence Southerly along the Westerly line of said "Rasmussen's Addition" subdivision 504 feet, more or less, to the Northwesterly corner of Block 4 in said "Rasmussen's Addition" subdivision; thence continuing Southerly along the Westerly line of said "Rasmussen's Addition" subdivision 980 feet, more or less, to the Southwesterly corner of Block 15 of said "Rasmussen's Addition" Subdivision, being the Southwesterly corner of said subdivision; thence Southwesterly 320 feet, more or less, along the Northerly right of way line of 5th Street of the Town of La Center, to the intersection point of the Northerly projection of the Westerly right of way line of "E" Street of the "La Center Addition" subdivision to the Town of La Center; thence Southerly along the Westerly right of way line of said "E" Street 550 feet, more or less, to the Westerly projection of the center line of "3rd" Street of said "LaCenter Addition" to the Town of La Center, and the Easterly projection of the North line of "Lewis River Acres" subdivision to the Town of La Center, said point being the TRUE POINT OF BEGINNING of the tract herein described; thence Westerly along the

Northerly line of said "Lewis River Acres" subdivision 470 feet, more or less, to the center of the East Fork of the Lewis River; thence Northerly along the center of said East Fork of the Lewis River to its point of intersection with the Westerly projection of the Southerly right of way line of "5th Street of said "La Center Addition" to the Town of La Center; thence Easterly along Southerly right of way line of said "5th" Street and its Westerly project, to the Northwest corner of Lot 5, Block 22, TOWN OF LA CENTER, according to the plat thereof, recorded at Volume "A" of plats, at page 4, records of Clark County, Washington; thence Southerly along the East right of way line of "H" Street, to the Southwest corner of Lot 3, Block 22, TOWN OF LA CENTER, according to the plat thereof, recorded at Volume "A" of plats, at page 4, records of Clark County, Washington; thence Easterly, along the Northerly right of way line of "4th" Street, to the Westerly right of way line of "E" Street of the "La Center Addition" subdivision to the Town of La Center; thence Southerly along the Westerly right of way line of said "E" Street to the POINT OF BEGINNING.

EXCEPT public roads and easements of record.

Parcel No. 063490-000

Lot 1 and Lot 2, Block 22, TOWN OF LA CENTER, according to the plat thereof, recorded at Volume "A" of plats, at page 4, records of Clark County, Washington.

Parcel No. 063500-000

Lot 3 and Lot 4, Block 22, TOWN OF LA CENTER, according to the plat thereof, recorded at Volume "A" of plats, at page 4, records of Clark County, Washington.

Parcel No. 063510-000

Lot 5 and Lot 6, Block 22, TOWN OF LA CENTER, according to the plat thereof, recorded at Volume "A" of plats, at page 4, records of Clark County, Washington.

Parcel No. 063520-000

Lot 7 and Lot 8, Block 22, TOWN OF LA CENTER, according to the plat thereof, recorded at Volume "A" of plats, at page 4, records of Clark County, Washington.

4936980 D

RecFee - \$74.00 Pages: 3 - EDDIE BARNHART
Clark County, WA 01/31/2013 01:00



WHEN RECORDED RETURN TO

MARGARET MADISON PHELAN P.S.
502 E McLoughlin Blvd
Vancouver WA 98663-3357
360 696-2069 · 503 243-7810

688585 + 688586

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951

EXEMPT

Affd. # _____ Date 01/31/13
For Details of tax paid see _____

Affd. # _____
Doug Lasher
Clark County Treasurer

By _____ Deputy

QUIT CLAIM DEED

GRANTOR: WILLIAM CLIFTON BARNHART
GRANTEE: EDDIE BARNHART, a married man as his separate property, and LARRY BARNHART a single person as his separate property
ABBREVIATED LEGAL DESCRIPTION: #1A OF JOHN TIMMONS & A BREEZEE HD CL 14A M/L PTN OF TT DD TO W D KAYS ETUZ PER AF 3539504 TOGWI A PTN ...
ASSESSOR'S TAX PARCEL ID #: 209479 000, 062640-000, 063490-000, 063500-000, REFERENCE NO: N/A 063510-000, 063520 000

THE GRANTOR, WILLIAM CLIFTON BARNHART, for and in consideration of love and affection, conveys and quit claims in equal shares to EDDIE BARNHART, a married man as his separate property, and LARRY BARNHART, a single person as his separate property as joint tenants with rights of survivorship and not as tenants in common, the following-described real property commonly known as 555 W 5th Street, La Center, situated in ~~County~~ Clark County, Washington, together with all after-acquired title of the Grantor therein:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Dated this 30 day of October, 2012

William P. Barnhart
WILLIAM CLIFTON BARNHART

STATE OF WASHINGTON)
: ss.)
County of CLARK)

NOTARY: Please place seal within borders of box.

I certify that I know or have satisfactory evidence that WILLIAM CLIFTON BARNHART is the person who appeared before me, and said person acknowledged that WILLIAM CLIFTON BARNHART signed this instrument and acknowledged it to be WILLIAM CLIFTON BARNHART'S free and voluntary act for the uses and purposes mentioned in the instrument.



DATED OCT 30, 2012.

A. Howard
Notary Public for Washington
PRINTED NAME: Amberlynn Howard
My Commission Expires: 3-22-16
Residing at: Camas, WA

Exhibit "A"

Serial no. 209479-000

A Portion of that tract of land described in Quit Claim Deed to Willam D. Kays and Phillis E. Kays, Trustees, per AF #3539504, together with a portion of that tract of land described in Quit Claim Deed to William C. Barnhart, per AF #9409080208, records of Clark County, Washington, located in the NW 1/4 of Section 3, T4N, R1 E, Willamette Meridian, Clark County, Washington, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 3; thence East, 672.00 Feet; thence continuing along said line, S 88° 31'43"E, 520.57 Feet to the intersection of said line with the Northerly projection of the Westerly line of "RASMUSSEN'S ADDITION TO LA CENTER", a Plat of record; thence along said Plat line, and Northerly projection thereof, S14 °23'04"E, 861.17 feet to the TRUE POINT OF BEGINNING; Thence continuing along said plat line, S 14°23'04" E, 620.00 feet to the Southwesterly corner of Block 15, RASMUSSEN'S ADDITION TO LA CENTER"; thence along the Northerly right of way line of 5th Street, S 75 °35'27" W, 855± feet to the center of the East Fork of the Lewis River; thence Northerly along the centerline thereof to its intersection with that parcel of land described in AF# 9807150430; thence along the South line of AF# 9807150430, S 88°31'51"E, 215± Feet to the Southeast corner of said parcel; thence N 01 °07'54" E, 636.66 feet along the East line of AF# 9807150430; thence S 87°36'57"E, 178.63 FEET; thence S 54°24'15"E, 103.17 feet; thence S 20°00'13"E, 212.66 feet; thence N 33°19'13"E, 55.00 feet; thence N75°37'22"E, 395.61 feet to the TRUE POINT OF BEGINNING.

Containing 14 acres, more or less

Serial no. 062640-000

BEGINNING at the Northwest corner of said Section 3; thence East along the North line of said Section 3, 672.00 feet; thence continuing East, along the Northerly line of said Section 3, 545 feet, more or less, to the intersection point of the Northerly projection of the Westerly line of the subdivision recorded as "Rasmussen's Addition" to the Town of La Center; thence Southerly along the Westerly line of said "Rasmussen's Addition" subdivision 504 feet, more or less, to the Northwesterly corner of Block 4 in said "Rasmussen's Addition" subdivision; thence continuing Southerly along the Westerly line of said "Rasmussen's Addition" subdivision 980 feet, more or less, to the Southwesterly corner of Block 15 of said "Rasmussen's Addition" Subdivision, being the Southwesterly corner of said subdivision; thence Southwesterly 320 feet, more or less, along the Northerly right of way line of 5th Street of the Town of La Center, to the intersection point of the Northerly projection of the Westerly right of way line of "E" Street of the "La Center Addition" subdivision to the Town of LaCenter; thence Southerly along the Westerly right of way line of said "E" Street 550 feet, more or less, to the Westerly projection of the center line of "3rd" Street of said "LaCenter Addition" to the Town of La Center, and the Easterly projection of the North line of "Lewis River Acres" subdivision to the Town of LaCenter, said point being the TRUE POINT OF BEGINNING of the tract herein described; thence Westerly along the Northerly line of said "Lewis River Acres" subdivision 470 feet, more or less, to the center of the East Fork of the Lewis River;

thence Northerly along the center of said East Fork of the Lewis River to its point of intersection with the Westerly projection of the Southerly right of way line of "5th" Street of said "La Center Addition" to the Town of La Center; thence Easterly along Southerly right of way line of said "5th" Street and its Westerly project, to the Northwest corner of Lot 5, Block 22, TOWN OF LA CENTER, according to the plat thereof, recorded at Volume "A" of plats, at page 4, records of Clark County, Washington; thence Southerly along the East right of way line of "H" Street, to the Southwest corner of Lot 3, Block 22, TOWN OF LA CENTER, according to the plat thereof, recorded at Volume "A" of plats, at page 4, records of Clark County, Washington; thence Easterly, along the Northerly right of way line of "4th" Street, to the Westerly right of way line of "E" Street of the "La Center Addition" subdivision to the Town of La Center; thence Southerly along the Westerly right of way line of said "E" Street to the POINT OF BEGINNING.

EXCEPT public roads and easements of record.

Serial no. 063490-000

Lot 1 and Lot 2, Block 22, TOWN OF LA CENTER, according to the plat thereof, recorded at Volume "A" of plats, at page 4, records of Clark County, Washington.

Serial no. 063500-000

Lot 3 and Lot 4, Block 22, TOWN OF LA CENTER, according to the plat thereof, recorded at Volume "A" of plats, at page 4, records of Clark County, Washington.

Serial no. 063510-000

Lot 5 and Lot 6, Block 22, TOWN OF LA CENTER, according to the plat thereof, recorded at Volume "A" of plats, at page 4, records of Clark County, Washington.

Serial no. 063520-000

Lot 7 and Lot 8, Block 22, TOWN OF LA CENTER, according to the plat thereof, recorded at Volume "A" of plats, at page 4, records of Clark County, Washington.

AMENDED RECORD OF SURVEY OF BOOK 54 PAGE 142

SITUATED IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 3,
TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
COUNTY OF CLATSOP, STATE OF WASHINGTON

PREPARED FOR WARAC, LLC
AUGUST 16, 2008
LDC JOB #08160001

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO REVISE THAT SURVEY RECORDED IN BOOK 54 PAGE 142, THE INTENT OF THE REVISION IS TO DEPICT THE SUBSEQUENT BOUNDARY LINE OF THE SUBJECT PARCEL AS PER WARAC'S RECORD.

THE SOUTHWEST CORNER OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

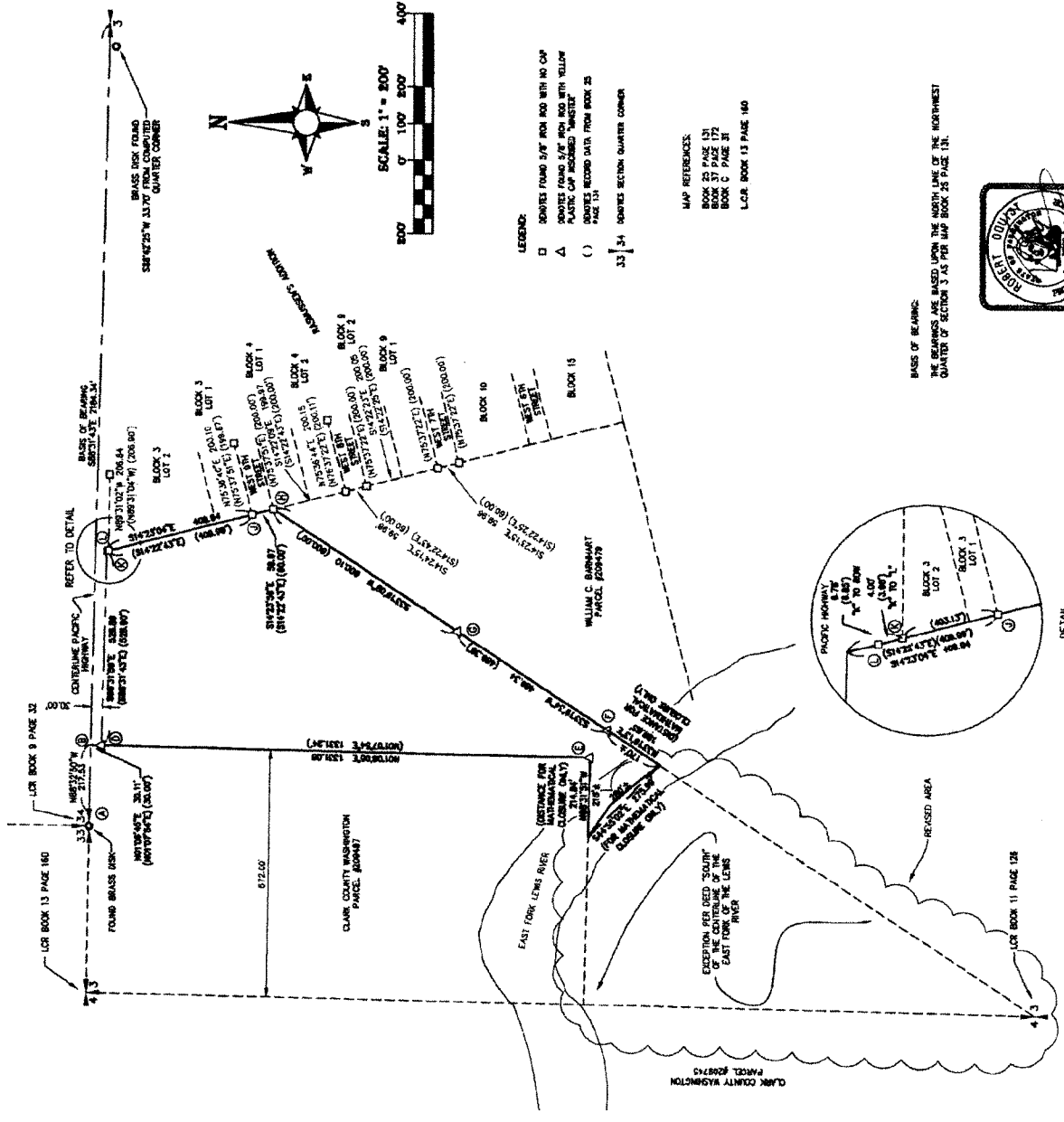
THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.

THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY. THE CONTINUED LINE OF SECTION 34 WAS FOUND AS SHOWN AND USED AS A POINT OF BEGINNING FOR BASIS OF BEARING OF THE SURVEY.



- MAP REFERENCES
BOOK 25 PAGE 131
BOOK 25 PAGE 132
BOOK 25 PAGE 133
LDC BOOK 13 PAGE 140

- LEGEND:
□ MONUMENT FOUND 5/8" IRON ROD WITH NO CAP
△ MONUMENT FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INScribed "MINSTER"
○ POINT 13 RECORD DATA FROM BOOK 25 PAGE 131
33 | 34 QUARTER SECTION QUARTER CORNER

BASES OF BEARING:
THE BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34 PER MAP BOOK 25 PAGE 141.



AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 19th DAY OF September, 2008
AT 9:08 AM IN BOOK 54 OF SURVEYS, PAGE 142
AT THE REQUEST OF LDC DESIGN GROUP, INC.
CLATSOP COUNTY DEPUTY AUDITOR _____ DATE _____

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF NUTTER CORPORATION IN JUNE OF 2008.

ROBERT OQUIST PLS NO. 21326

PREPARED FOR
WARAC, LLC
Planners
Eric Ineets
Surveyors
LDC Design Group, Inc.
8513 NW Hazel Dell Avenue, #202
Portland, Washington 97066
360.573.0070 FAX 360.573.0090

RECORD OF SURVEY

SITUATED IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 3,
TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
COUNTY OF CLARK, STATE OF WASHINGTON

PREPARED FOR NUTTER CORPORATION

JUNE 27, 2005
LDC JOB #0816.001

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY OF THAT PART OF THE SUBJECT PROPERTY AS DESCRIBED IN AUDITOR'S FILE NUMBER 333088 FOR A FUTURE SUBDIVISION.

THE SOUTHWEST CORNER OF SECTION 3, WAS FOUND AS SHOWN, AND USED AT A POINT OF BEGINNING FOR BASIS OF BEARING OF THIS SURVEY.

THE CENTERLINE OF PACIFIC HIGHWAY WAS ESTABLISHED BY HOLDING A BRASS MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF PACIFIC HIGHWAY AND HOLDING THE BEARING AND DISTANCE FROM MAP BOOK 25 PAGE 131 TO POSITION "B". SAID CENTERLINE EXTENDS AT THE SAME BEARING ACROSS THE SUBJECT PROPERTY TO POSITION "C". THE BEARING AND DISTANCE FROM POSITION "C" TO THE POINT OF BEGINNING WAS AS PER SAID MAP ESTABLISHING THE SOUTH RIGHT-OF-WAY LINE OF PACIFIC HIGHWAY, BEING THE SAME AS THE NORTH PROPERTY OF THE SUBJECT PROPERTY.

HOLDING THE MONUMENTS FOUND AT POSITIONS "D" AND "E", SAID LINE BEING 672.00 FEET AND PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 3, AND PARALLEL TO THE WEST LINE OF THE WEST QUARTER OF SECTION 3, THE WEST PROPERTY LINES OF THE SUBJECT PROPERTY WERE ESTABLISHED.

CONTINUING FROM THE SAID COMPUTED QUARTER CORNER OF SECTION 3, HOLDING ANGLES AND DISTANCES PER SAID MAP, PASSING THROUGH, AND ESTABLISHING THE POINTS OF BEGINNING FOR POSITIONS "F" AND "G", HOLDING THE MONUMENT FOUND AT POSITION "H", THE SOUTHEAST LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED.

THE EAST AND CLOSING LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE MONUMENT FOUND AT POSITION "I", AND MONUMENTS AT POSITIONS "J" AND "K", FOR A LINE ALONG WITH THE DISTANCE FROM MAP BOOK 25 PAGE 131 TO POSITION "I", AND PARALLEL TO THE WEST LINE OF PACIFIC HIGHWAY.

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 20th DAY OF July 2005

AT 2:30 P.M. IN BOOK 54 OF SURVEYS, PAGE 142

AT THE REQUEST OF LDC DESIGN GROUP, INC.

CLARK COUNTY DEPOSED AUDITOR

DATE

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF NUTTER CORPORATION IN JUNE OF 2005.

ROBERT OQUIST

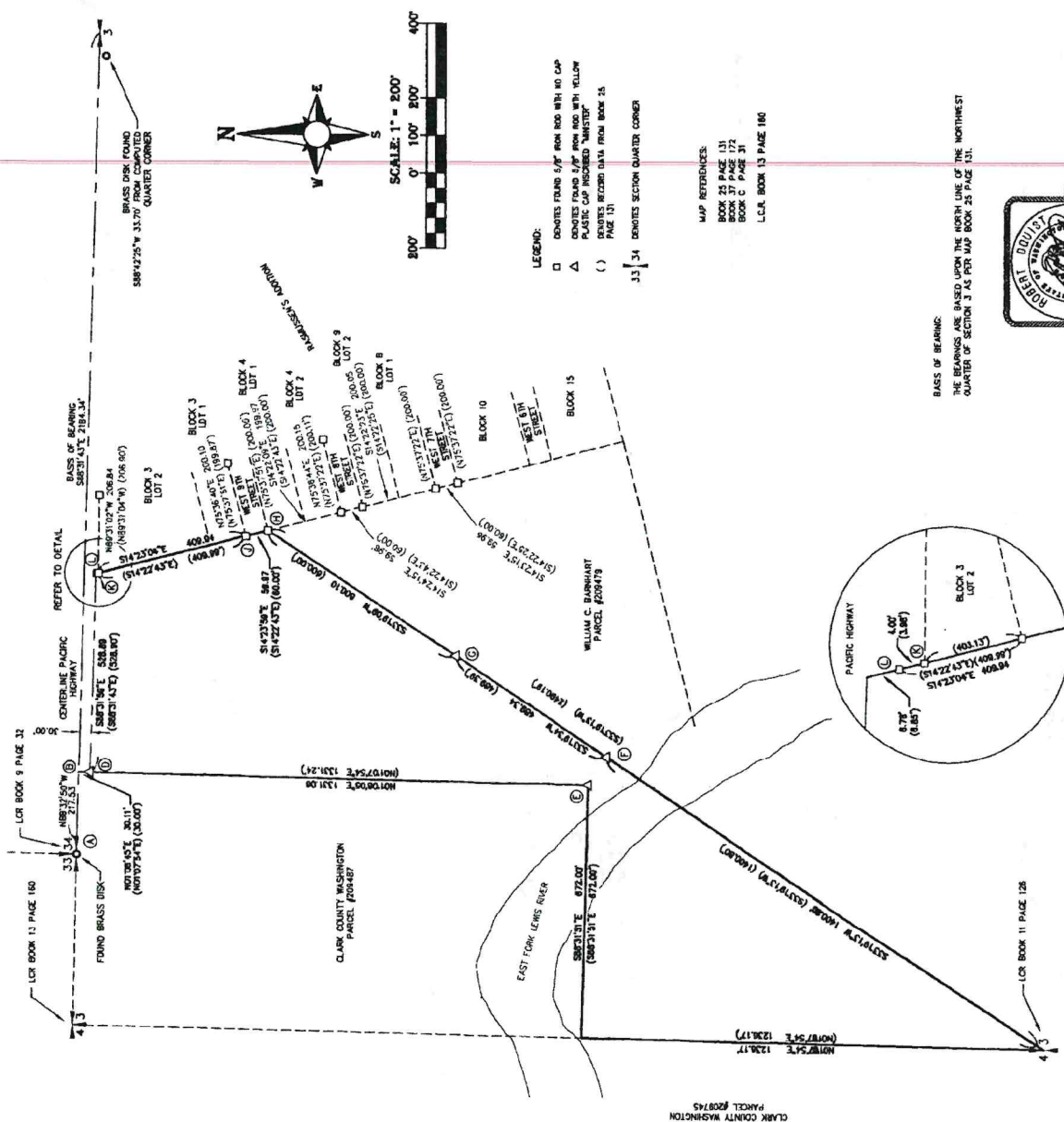
PLS NO. 21326

PREPARED FOR:
NUTTER CORPORATION



Prepared by:
LDC DESIGN GROUP, INC.
2511 MARKET BELL AVENUE, 202
VANCOUVER, WASHINGTON 98665
360.573.0370 FAX 360.573.0390

Book 54, Page 142



- LEGEND:
- MONUMENT FOUND 5/8" FROM BOB WITH NO CAP
 - △ MONUMENT FOUND 1/8" FROM BOB WITH YELLOW PLASTIC CAP INSCRIBED "MISTERY"
 - () DEPUTY RECORD DATA FROM BOOK 25 PAGE 131

33 | 31 DEPUTY SECTION QUARTER CORNER

MAP REFERENCES:
BOOK 21 PAGE 131
BOOK 37 PAGE 172
BOOK C PAGE 31
L.C.A. BOOK 13 PAGE 180

THE BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3 AS PER MAP BOOK 25 PAGE 131.



DETAIL

14 / 750⁰⁰



WHEN RECORDED RETURN TO:

NAME: Duggan Schlotfeldt & Welch PLLC
ADDRESS: P.O. Box 570
CITY, STATE, ZIP: Vancouver, Wa 98666-0570
Attn: Albert F. Schlotfeldt, Attorney

CHICAGO TITLE INSURANCE AGR 99.00 Clark County, WA
Page: 1 of 14
09/19/2005 04:38P
Real Estate Excise Tax
Ch. 11 Rev. Laws 1991
EXEMPT
Afd. # 515893 Date 9/19/05
For Details of tax paid see
Afd. #
Doug Lasher
Clark County Treasurer
By _____ Deputy

Chicago Title Insurance Company

ORDER NO.: K146570 MAF

DOCUMENT TITLE(s)
 1. Boundary Line Agreement
 2.
 3.
 4.

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:
 Additional reference numbers on page z _____ of document
 1.
 2.
 3.

GRANTOR(s): (last name, then first name and initials)
 1. Kays, William D., Trustees
 2. Kays, Phyllis E., Trustees
 3.
 Additional names on page 2 _____ of document

GRANTEE(s): (last name, then first name and initials)
 1. Barnhart, William C.
 2.
 3.
 Additional names on page _____ of document

TRUSTEE:
 1.

LEGAL DESCRIPTION (abbreviated: ie Lot, Block, Plat or Section, Township, Range)
S3, T4N, R1E
 Additional legal description is on page 5-7 _____ of document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):
 1. 209488-000
 2. 209479-000
 3.
 Additional legal description is on page _____ of document

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original documents.
[Signature]
 Signature of Requesting Party



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

Albert F. Schlotfeldt, Attorney
Duggan Schlotfeldt & Welch PLLC
900 Washington Street, Suite 1020
PO Box 570
Vancouver, WA 98666-0570

Grantors:	William D. Kays and Phyllis E. Kays, Trustees of the Living Trust Agreement of William D. Kays and Phyllis E. Kays, Dated October 16 th , 2002 and William C. Barnhart, as his separate estate.
Grantees:	William D. Kays and Phyllis E. Kays, Trustees of the Living Trust Agreement of William D. Kays and Phyllis E. Kays, Dated October 16 th , 2002 and William C. Barnhart, as his separate estate.
Abbreviated Legal:	Section 3, Township 4 North, Range 1 East
Assessor's Tax Parcel #:	209488-000 and 209479-000
Other Reference Nos:	Tax Lot 47 and 1A

BOUNDARY LINE AGREEMENT

Effective Date: September 15, 2005.

Parties: William D. Kays and Phyllis E. Kays, Trustees of the Living Trust Agreement of William D. Kays and Phyllis E. Kays, Dated October 16th, 2002 and William C. Barnhart, as his separate estate.

Recitals:

A. William D. Kays and Phyllis E. Kays, Trustees of the Living Trust Agreement of William D. Kays and Phyllis E. Kays, Dated October 16th, 2002 are the owners of real property legally described in Exhibit "A" attached hereto. (The original Kay parcel).

B. William C. Barnhart, as his separate estate, is the owner of the real property legally described in Exhibit "B". (The original Barnhart parcel).

C. The parties have entered into this Boundary Line Agreement to adjust the boundaries of the parcels described in paragraphs A & B above. This boundary line adjustment will not result in the creation of any new or additional parcels.

D. This Boundary Line Adjustment and a legal lot determination were approved by Clark County, Washington, pursuant to the Development Review Decision and Abbreviated Staff Report of September 1, 2005.

Now, therefore, the parties agree as follows:

The below signed parties, for good and valuable consideration, hereby grant and convey to each other the real estate as set forth below:

Agreement:

1. William D. Kays and Phyllis E. Kays, Trustees of the Living Trust Agreement of William D. Kays and Phyllis E. Kays, Dated October 16th, 2002, for good and valuable consideration grants and conveys to Barnhart the real property described in Exhibit "C".
2. William C. Barnhart, as his separate estate, for good and valuable consideration grants and conveys to Kays the real property described in Exhibit "D".
3. The parties agree that the new legal description for the Kays parcel shall be as set forth in Exhibit "E".
4. The parties agree that the new legal description for the Barnhart parcel shall be as described in Exhibit "F".

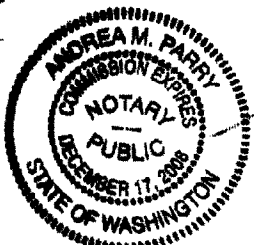
THE PARTIES WARRANT THAT THEY HAVE READ THIS ENTIRE AGREEMENT, UNDERSTAND ALL OF ITS TERMS AND PROVISIONS, AND HAVE HAD THE ADVICE OF INDEPENDENT COUNSEL AND SIGN THE SAME VOLUNTARILY WITH FULL KNOWLEDGE OF ITS LEGAL SIGNIFICANCE AND WITH THE INTENT TO BE FULLY AND LEGALLY BOUND BY ITS TERMS.

The parties have executed this Agreement to be effective on the first day and year written above.

William D. Kays
William D. Kays, Trustee

Phyllis E. Kays
Phyllis E. Kays, Trustee

William C. Barnhart
William C. Barnhart, as his separate estate

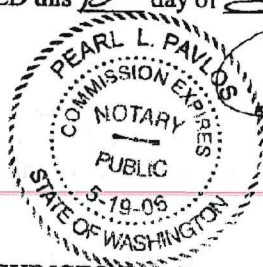


Andrea M. Parry 01/14/05
Dec. 17, 2008 Exp.

STATE OF WASHINGTON)
 : ss.
County of Clark)

I certify that William D. Kays and Phyllis E. Kays, appeared personally before me and that I know or have satisfactory evidence that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 15th day of September, 2005.



Pearl L. Pavlos
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 5/19/06

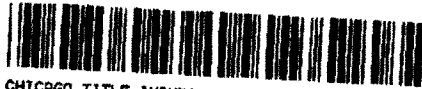
STATE OF WASHINGTON)
 : ss.
County of Clark)

I certify that William C. Barnhart, appeared personally before me and that I know or have satisfactory evidence that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 17th day of September, 2005.



Andrea M. Parry
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 12-17-08



4051767

Page: 5 of 14
09/18/2005 04:38P
Clark County, WA

CHICAGO TITLE INSURANCE AGR 85.00

Kays original legal description

BEGINNING at the Northwest corner of said Section 3; thence East along the North line of said Section 3, a distance of 672.00 feet to the TRUE Point of Beginning of the herein described tract; thence continuing East along the Northerly line of said Section 3, a distance of 545 feet, more or less, to the intersection point of the Northerly projection of the Westerly line of the subdivision recorded as "Rasmussen's Addition" to the Town of La Center; thence Southerly along the Westerly line of said "Rasmussen's Addition" subdivision 504 feet, more or less, to the Northwesternly corner of Block 4 in said "Rasmussen's Addition" subdivision; thence Southwesterly to the West quarter corner of said Section 3; thence North along the Westerly boundary of said Section 3 to a point that is South 1361.25 feet from the Northwest corner of said Section 3; thence East parallel with that portion of the North line of Section 3 that is common with Section 33, Township 5 North, Range 1 East of the Willamette Meridian, 672.00 feet; thence North, parallel with West line of said Section 3, a distance of 1361.25 feet, more or less, to the TRUE Point of Beginning.

EXCEPT any portion lying South of the centerline of the East Fork of the Lewis River.

10/18/05 A
1



4051767

Page: 6 of 14
09/19/2005 04:38P
Clark County, WA

CHICAGO TITLE INSURANCE AGR 95.00

Barnhart existing legal description

All that portion of the following described property lying North of the East Fork of the Lewis River:

A portion of that property described by deed recorded under Clark County Auditor File No. D 94000; excluding that property described by deed recorded under Auditor's File No. D94440; said property being located in the Northwest quarter of Section 3, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of said Section 3; thence East along the North line of said Section 3; 672.00 feet; thence continuing East, along the Northerly line of said Section 3, a distance of 545 feet, more or less, to the intersection point of the Northerly projection of the Westerly line of the subdivision recorded as "Rasmussen's Addition" to the Town of La Center; thence Southerly along the Westerly line of said "Rasmussen's Addition" subdivision 504 feet, more or less, to the Northwesterly corner of Block 4 in said "Rasmussen's Addition" subdivision and the TRUE Point of Beginning of the herein described tract; thence continuing Southerly along the Westerly line of said "Rasmussen's Addition" subdivision 980 feet, more or less, to the Southwesterly corner of Block 15 of said "Rasmussen's Addition" subdivision, being the Southwesterly corner of said subdivision; thence Southwesterly 320 feet, more or less, along the Northerly right-of-way line of 5th Street of the Town of La Center, to the intersection point of the Northerly projection of the Westerly right-of-way line of "E" Street of the "La Center Addition" subdivision to the Town of La Center; thence Southerly along the Westerly right-of-way line of said "E" Street 550 feet, more or less, to the Westerly projection of the center line of "3rd Street" of said La Center Subdivision" to the Town of La Center, and the Easterly projection of the North line of "Lewis River Acres" subdivision to the Town of La Center; thence Westerly along the Northerly line of said "Lewis River Acres" subdivision 470 feet, more or less, to the center of the East Fork of the Lewis River; thence Southerly along the center of said East Fork of the Lewis River to its point of intersection with the Southerly line of the Northwest quarter of said Section 3; thence Westerly along the Southerly line of said Northwest quarter of Section 3 to the West quarter corner of said Section 3; thence Northeasterly to the TRUE Point of Beginning.

EXCEPT public roads.

mett. B
1



4051767

Page: 7 of 14
09/19/2005 04:38P
Clark County, WA

CHICAGO TITLE INSURANCE

AGR

95.00



8513 NE Hazel Dell Avenue, Suite 202
Vancouver, WA 98665
P 360.573.0370
F 360.573.0390
www.ldcdesign.com

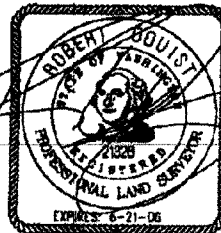
**BOUNDARY LINE ADJUSTMENT
LEGAL DESCRIPTION
AREA TO BE CONVEYED TO BARNHART**

A PORTION OF THAT TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED TO WILLIAM D. KAYS AND PHILLIS B. KAYS, TRUSTEES, PER A.F. #3539504, RECORDS OF CLARK COUNTY LOCATED IN THE NW ¼ OF SECTION 3, T.4N., R.1E., W.M., CLARK COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

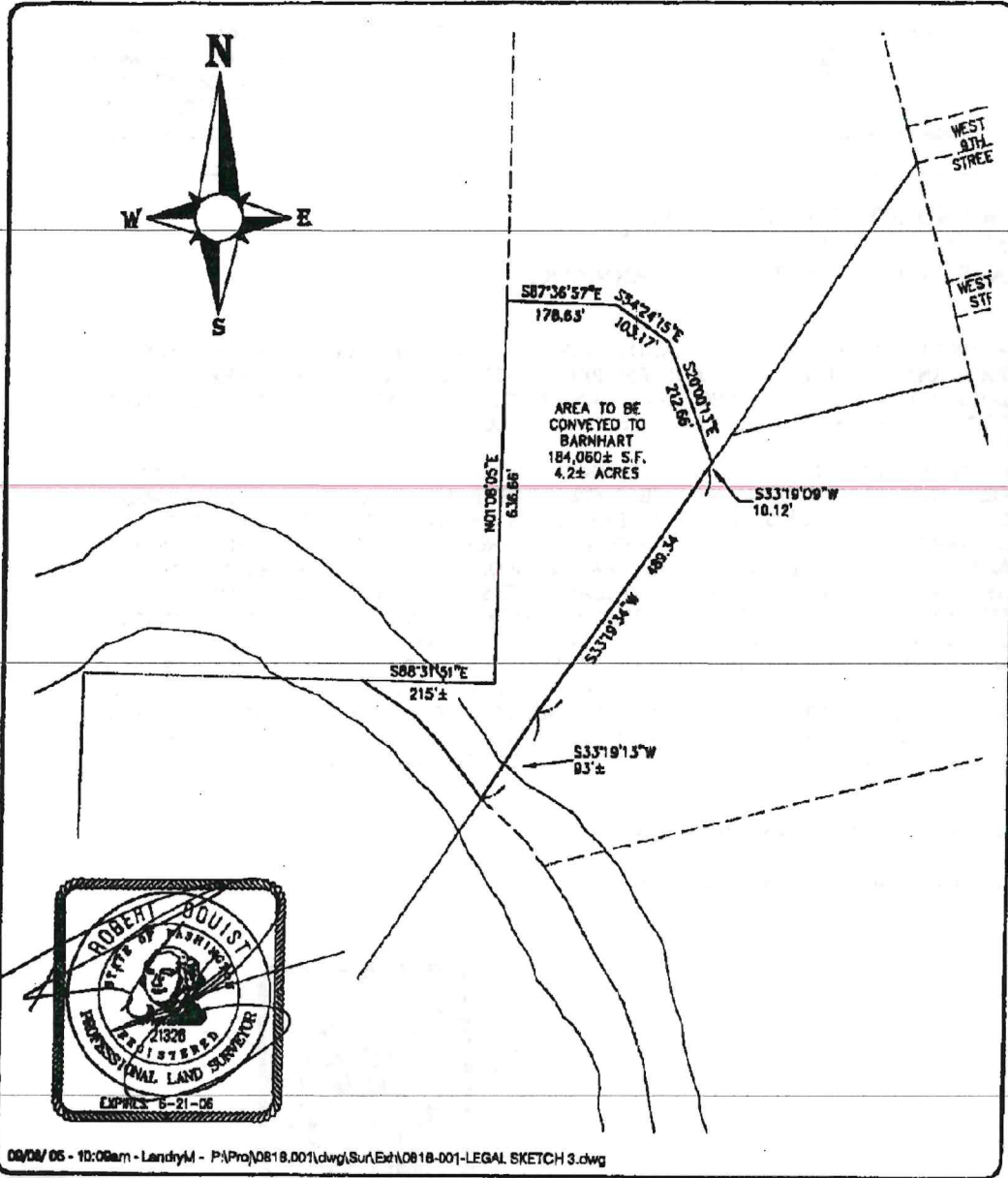
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE EAST, 672.00 FEET; THENCE S01°08'05"W, 694.42 FEET, 672.00 FEET EAST, AND PARALLEL TO THE WEST LINE OF SAID SECTION 3, ALONG THE EAST LINE OF AF#209487 TO THE TRUE POINT OF BEGINNING; THENCE S87°36'57"E, 178.63 FEET; THENCE S54°24'15"E, 103.17 FEET; THENCE S20°00'13"E, 212.66 FEET TO THE SOUTHEAST LINE OF THE KEYS PARCEL AS DESCRIBED IN AF#353904; THENCE ALONG SAID SOUTHEAST LINE S33°19'09"W, 10.12 FEET; THENCE S33°19'34"W, 489.34 FEET; THENCE S33°19'13"W, 93 FEET MORE OR LESS TO THE CENTERLINE OF THE EAST FORK OF THE LEWIS RIVER; THENCE NORTHWESTERLY ALONG SAID CENTERLINE TO IT'S INTERSECTION OF THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN AF#209487; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF AF#209487 S88°31'51"E, 215 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF AF#209487; THENCE N01°08'05"E, 636.66 FEET, 672.00 FEET EAST, AND PARALLEL TO THE WEST LINE OF SAID SECTION 3, ALONG THE EAST LINE OF AF#209487 TO THE TRUE POINT OF BEGINNING.

CONTAINING 4.2 ACRES MORE OR LESS

REFERENCE SURVEY PER BOOK 25, PG. 131



C
I



09/08/05 - 10:06am - LandyM - P:\Pro\0818.001.dwg\Sur\Ext\0818-001-LEGAL SKETCH 3.dwg



DESIGN GROUP

DATE
 AUGUST 30, 2005

PREPARED FOR:
 WARAC, LLC
 7211-A NE 43RD AVENUE
 VANCOUVER, WA 98661

**DESCRIPTION SKETCH
 BOUNDARY LINE ADJUSTMENT**

SITUATED IN A PORTION OF THE NORTHWEST ¼ OF SECTION 3,
 TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, COUNTY
 OF CLARK, STATE OF WASHINGTON

DATE



4051767
Page: 9 of 14
09/19/2005 04:38P
Clark County, WA

CHICAGO TITLE INSURANCE

AGR

96.00



8513 NE Hazel Dell Avenue, Suite 202
Vancouver, WA 98685
P 360.573.0370
F 360.573.0390
www.lcdesign.com

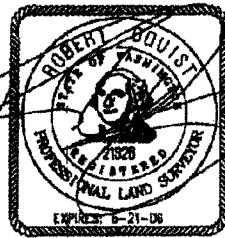
**BOUNDARY LINE ADJUSTMENT
LEGAL DESCRIPTION
AREA TO BE CONVEYED TO KAYS**

A PORTION OF THAT TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED TO WILLIAM C. BARNHART, PER A.F. # 9409080208 RECORDS OF CLARK COUNTY LOCATED IN THE NW ¼ OF SECTION 3, T.4N., R.1E., W.M., CLARK COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE EAST, 672.00 FEET; THENCE CONTINUING ALONG SAID LINE, S 88° 31' 43" E, 520.57 FEET TO THE INTERSECTION OF SAID LINE WITH THE NORTHERLY PROJECTION OF THE WESTERLY LINE OF "RASMUSSEN'S ADDITION TO LA CENTER", A PLAT OF RECORD; THENCE ALONG SAID PLAT LINE, AND NORTHERLY PROJECTION THEREOF, S 14° 22' 43" E, 501.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PLAT LINE, S 14° 22' 43" E, 260.00 FEET; THENCE S 14° 22' 25" E, 100.00 FEET; THENCE S 75° 37' 22" W, 395.60' TO THE NORTHWESTERLY LINE OF THE BARNHART PARCEL AS DESCRIBED IN AF#9409080208; THENCE ALONG SAID NORTHWESTERLY LINE N 33° 19' 13" E, 534.88 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.6 ACRES MORE OR LESS

REFERENCE SURVEY PER BOOK 25, PG. 131



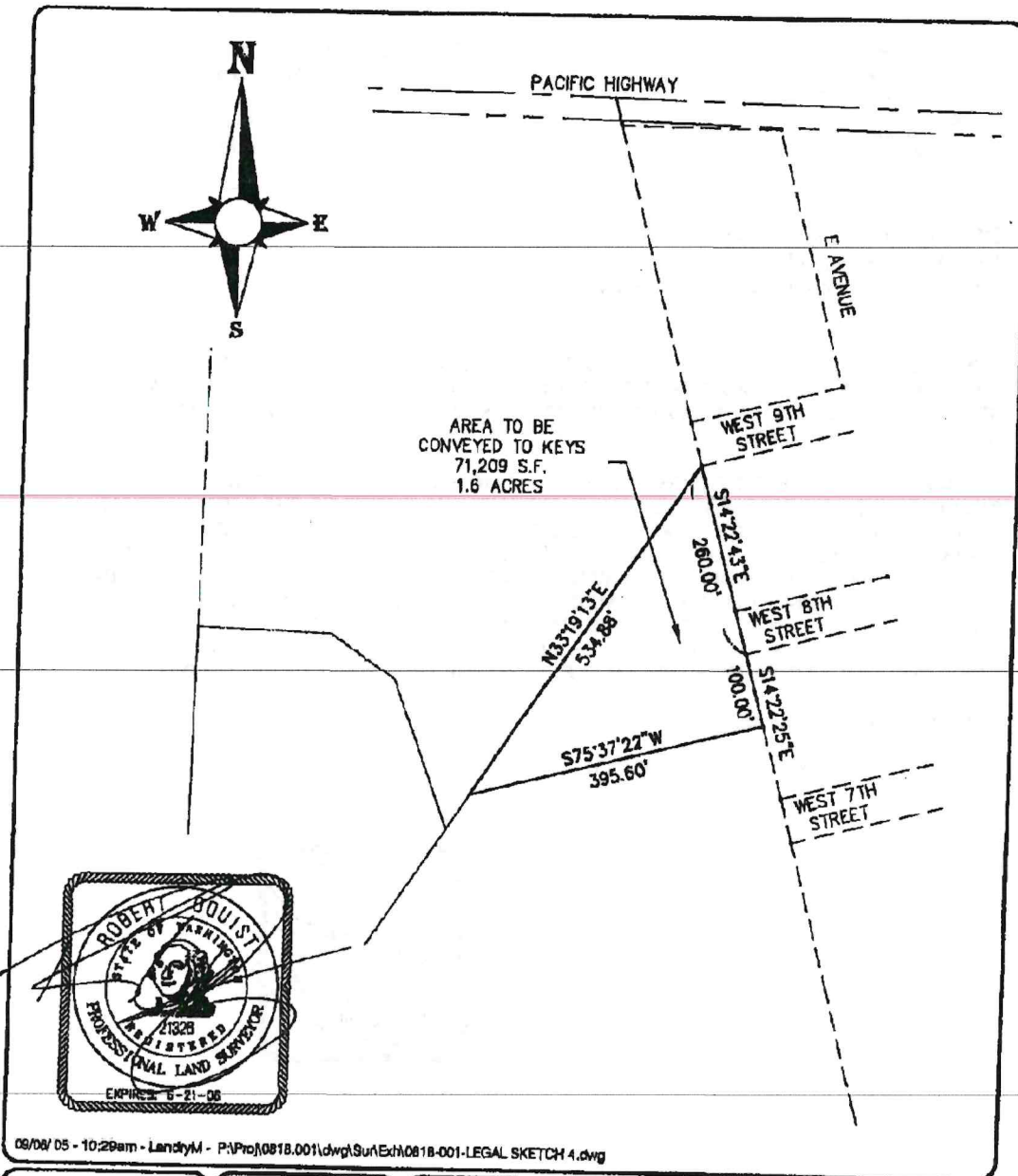
 D
 I



4051767

Page: 10 of 14
09/19/2005 04:38P

CHICAGO TITLE INSURANCE AGR 95.00 Clark County, WA



DATE
SEPTEMBER 6, 2005

PREPARED FOR:
WARAC, LLC
7211-A NE 43RD AVENUE
VANCOUVER, WA 98661

DESCRIPTION SKETCH
BOUNDARY LINE ADJUSTMENT

SITUATED IN A PORTION OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 3,
TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, COUNTY
OF CLARK, STATE OF WASHINGTON

0
2



4051767

Page: 11 of 14
09/19/2005 04:38P

CHICAGO TITLE INSURANCE AGR 95.00 Clark County, WA



8513 NE Hazel Dell Avenue, Suite 202
Vancouver, WA 98665
P 360.573.0370
F 360.573.0390
www.ldcdesign.com

**BOUNDARY LINE ADJUSTMENT
LEGAL DESCRIPTION
PARCEL 1**

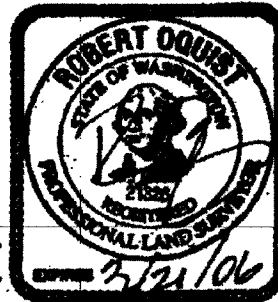
A PORTION OF THAT TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED TO WILLIAM D. KAYS AND PHILLIS E. KAYS, TRUSTEES, PER A.F. #3539504, TOGETHER WITH A PORTION OF THAT TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED TO WILLIAM C. BARNHART, PER A.F. # 9409080208 RECORDS OF CLARK COUNTY LOCATED IN THE NW ¼ OF SECTION 3, T.4.N., R.1.E., W.M., CLARK COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 3, WHICH BEARS EAST 672.00 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE CONTINUING ALONG SAID LINE, S 88°31'43"E, 520.57 FEET TO THE INTERSECTION OF SAID LINE WITH THE NORTHERLY PROJECTION OF THE WESTERLY LINE OF "RASMUSSEN'S ADDITION TO LA CENTER", A PLAT OF RECORD; THENCE ALONG SAID PLAT LINE, AND NORTHERLY PROJECTION THEREOF, S 14° 23'04"E, 861.17 FEET; THENCE LEAVING SAID LINE, S 75° 37'22"W, 395.61 FEET; THENCE S 33° 19'13"W, 55.00 FEET; THENCE N 20°00'13"W, 212.66 FEET; THENCE N 54°24'15"W, 103.17 FEET; THENCE N 87° 36'57"W, 178.63 FEET TO THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED TO DONALD E. BARNHART PER A.F. # 9409080206 SAID DEED RECORDS; THENCE PARALLEL WITH AND 672.00 FEET DISTANT FROM THE WEST LINE OF THE NW ¼ OF SAID SECTION 3, N 01° 07'54"E, 724.58 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 30.00 FEET LYING WITHIN THE RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1 (NW PACIFIC HWY)

CONTAINING 11.8 ACRES

REFERENCE SURVBY PER BOOK 25, PG. 131



E
1



4051767

Page: 13 of 14
09/19/2005 04:38P
Clark County, WA

CHICAGO TITLE INSURANCE AGR 95.00



8513 NE Hazel Dell Avenue, Suite 202
Vancouver, WA 98665
P 360.573.0370
F 360.573.0390
www.lcdesign.com

**BOUNDARY LINE ADJUSTMENT
LEGAL DESCRIPTION
PARCEL 2**

A PORTION OF THAT TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED TO WILLIAM D. KAYS AND PHILLIS E. KAYS, TRUSTEES, PER A.F. #3539304, TOGETHER WITH A PORTION OF THAT TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED TO WILLIAM C. BARNHART, PER A.F. # 9409080208 RECORDS OF CLARK COUNTY LOCATED IN THE NW ¼ OF SECTION 3, T.4N., R.1E., W.M., CLARK COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE EAST, 672.00 FEET; THENCE CONTINUING ALONG SAID LINE, S 88° 31' 43" E, 520.57 FEET TO THE INTERSECTION OF SAID LINE WITH THE NORTHERLY PROJECTION OF THE WESTERLY LINE OF "RASMUSSEN'S ADDITION TO LA CENTER", A PLAT OF RECORD; THENCE ALONG SAID PLAT LINE, AND NORTHERLY PROJECTION THEREOF, S 14° 23' 04" E, 861.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PLAT LINE, S 14° 23' 04" E, 620.00 FEET TO THE SOUTHWESTERLY CORNER OF BLOCK 15, "RASMUSSEN'S ADDITION TO LA CENTER"; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 5TH STREET, S 75° 35' 27" W, 855± FEET TO THE CENTER OF THE EAST FORK OF THE LEWIS RIVER; THENCE NORTHERLY ALONG THE CENTERLINE THEREOF TO ITS INTERSECTION WITH THAT PARCEL OF LAND DESCRIBED IN AF# 9807150430; THENCE ALONG THE SOUTH LINE OF AF# 9807150430 S88°31'51"E, 215± FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N01°07'54"E, 636.66 FEET ALONG THE EAST LINE OF AF# 9807150430; THENCE S87°36'57"E, 178.63 FEET; THENCE S54°24'15"E, 103.17 FEET; THENCE S20°00'13"E, 212.66 FEET; THENCE N33°19'13"E, 55.00 FEET; THENCE N75°37'22"E, 395.61 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 14 ACRES MORE OR LESS

REFERENCE SURVEY PER BOOK 25, PG. 131



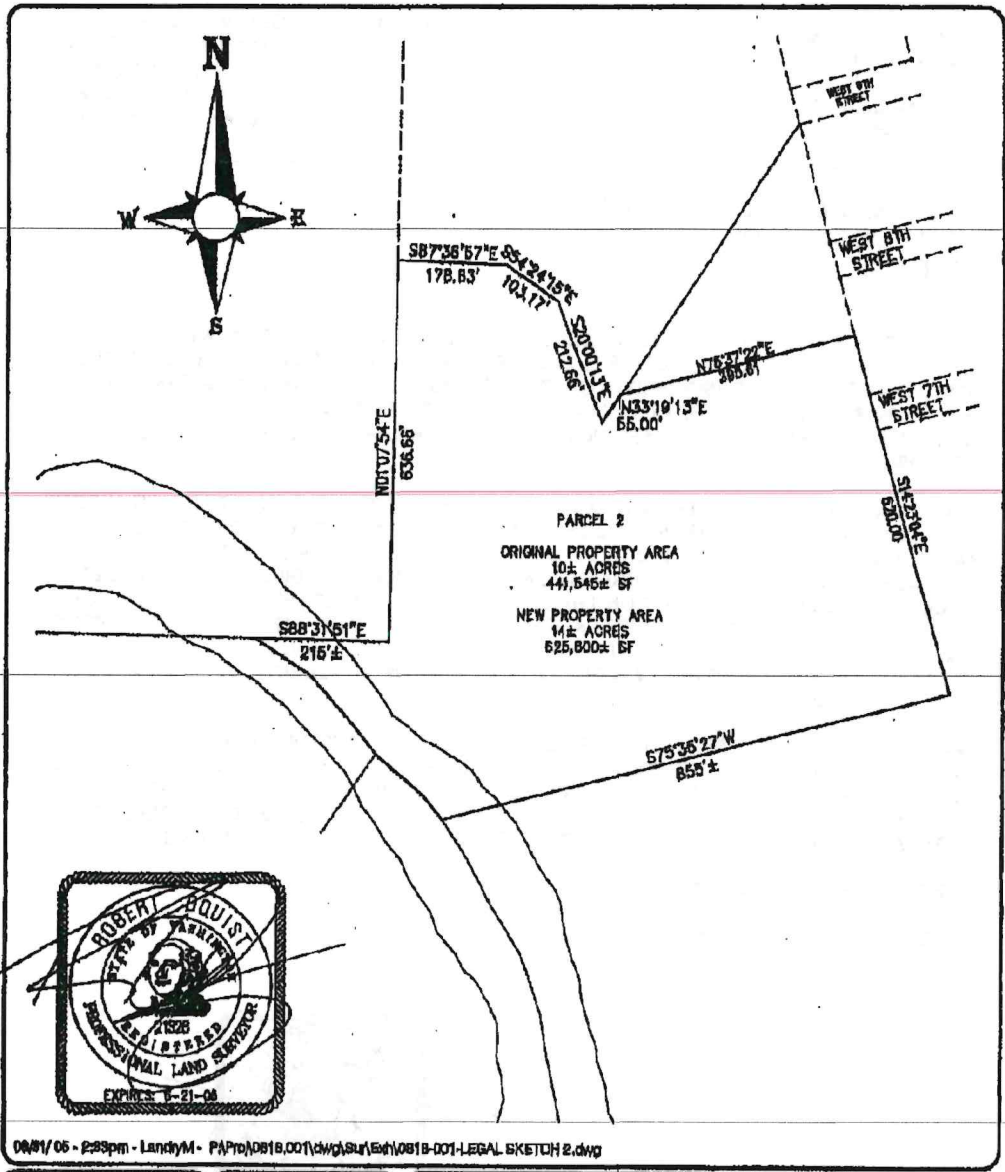
PRINT F
1



4051767

Page: 14 of 14
09/19/2005 04:38P
Clark County, WA

CHICAGO TITLE INSURANCE AGR 95.00



D:\91\06 - 2:28pm - LandryM - P:\70\0818.001\cwg\slr\Ed\0818-001-LEGAL SKETCH 2.dwg



DATE
AUGUST 30, 2006

PREPARED FOR:
WARAC, LLC
7211-A NE 43RD AVENUE
VANCOUVER, WA 98681

**DESCRIPTION SKETCH
BOUNDARY LINE ADJUSTMENT**

SITUATED IN A PORTION OF THE NORTHWEST ¼ OF SECTION 3,
TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, COUNTY
OF CLARK, STATE OF WASHINGTON

MARK F

AFTER RECORDING RETURN TO:

JACKSON, JACKSON & KURTZ, INC. PS
704 EAST MAIN STREET, SUITE 102
BATTLE GROUND, WA 98604

508115
Date 11-8-02
For Details of tax paid see
Doug Bushar
Clark County Treasurer

QUITCLAIM DEED

Reference: 020939

THE GRANTORS, WILLIAM D. KAYS and PHYLLIS E. KAYS, husband and wife, for and in consideration of a transfer into their trust, convey and quitclaim their interest to WILLIAM D. KAYS and PHYLLIS E. KAYS, Trustees under the LIVING TRUST AGREEMENT OF WILLIAM D. KAYS and PHYLLIS E. KAYS, dated October 16th, 2002, between WILLIAM D. KAYS and PHYLLIS E. KAYS, as Trustors, and WILLIAM D. KAYS and PHYLLIS E. KAYS, as Trustees, the following described real property, situate in the County of Clark, State of Washington, including any interest therein which Grantors may hereafter acquire, to wit:

Tax Serial No. 209488-000

A portion of that property described by Deed recorded under Clark County, Auditor's File No. D94000, said property being located in the Northwest Quarter of Section 3; Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

See attached Exhibit A.

DATED this 7th day of November, 2002.

William D. Kays
WILLIAM D. KAYS
Phyllis E. Kays
PHYLLIS E. KAYS



3539504

Page: 3 of 3
11/08/2002 01:38P
Clark County, WA

JILL KURTZ

D

21.00

EXHIBIT A

BEGINNING at the Northwest corner of said Section 3; thence East along the North line of said Section 3, 672.00 feet to the True Point of Beginning of the herein described tract; thence continuing East along the Northerly line of said Section 3, 545 feet, more or less, to the intersection point of the Northerly projection of the Westerly line of the subdivision recorded as "Rasmussen's Addition" to the Town of LaCenter; thence Southerly along the Westerly line of said "Rasmussen's Addition" subdivision 504 feet, more or less, to the Northwesterly corner of Block 4 in said "Rasmussen's Addition" subdivision; thence Southwesterly to the West quarter corner of said Section 3; thence North along the Westerly boundary of said Section 3 to a point that is South 1361.25 feet from the Northwest corner of said Section 3; thence East parallel with that portion of the North line of Section 3 that is common with Section 33, Township 5 North, Range 1 East of the Willamette Meridian, 672.00 feet; thence North, parallel with the West line of said Section 3, 1361.25 feet, more or less, to the True Point of Beginning.

EXCEPT any portion lying South of the centerline of the East Fork of the Lewis River.

Serial #: 209489
Project:: Lewis River Greenway
W. O. # 16202

960520017

CCT 43416^{OF}

STATUTORY WARRANTY DEED

as her separate estate
THE GRANTOR PHYLLIS E. KAYS, for and in consideration of valuable consideration as set out in part below, conveys and warrants to **CLARK COUNTY, WASHINGTON, A Municipal Corporation**, its heirs and assigns, the following described real estate situated in the County of Clark, State of Washington, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO, WHICH,
BY THIS REFERENCE, IS INCORPORATED HEREIN**

The Grantor represents and warrants that she is not aware of any hazardous or toxic waste, substance or materials on or under the subject property.

NOTE: It is understood and agreed that the delivery of this deed is hereby tendered and the terms and obligations hereof shall not become binding upon Clark County, Washington, until this document is accepted and approved by the Clark County Board of County Commissioners.

CONSIDERATIONS: Twenty Eight Thousand and No/100 Dollars (\$28,000.00)

DATED this 7 day of may , 1996

Phyllis E. Kays
Phyllis E. Kays

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951

\$ 428.40 has been paid

Recpt. # 397014 Date 5-20-96

Sec. 61, see Afd. No. _____

Doug Lasher
Clark County Treasurer

By CKM
Deputy

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, WASHINGTON

John C. Magnano
John C. Magnano, Chair

Dave Skirdevant
Dave Skirdevant, Commissioner

Mel Gordon
Mel Gordon, Commissioner

NOTARIAL ATTACHMENT
STATUTORY WARRANTY DEED

Serial #: 209489
Project:: Lewis River Greenway
W. O. # 16202
Grantor: Phyllis E. Kays
Grantee: CLARK COUNTY, WASHINGTON, a Municipal Corporation

STATE OF WASHINGTON

COUNTY OF CLARK

I hereby certify that I know or have satisfactory evidence that Phyllis E. Kays 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 for the uses and purposes mentioned in the instrument.

DATE: *May 20, 1996.*

Cheryl J. Kead

Notary public in and for the State of WA
residing at
My commission expires



Serial #: 209489
Project:: Lewis River Greenway
W. O. # 16202

CLARK COUNTY TITLE

MAY 23 2 33 PM '96

Exhibit "A"

A portion of that property described by Deed recorded under Clark County Auditor's File No. D94000; excluding that property described by deed recorded under Auditor's File No. D94440; said property being located in the Northwest Quarter of Section 3, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of said Section 3; thence East along the North line of said Section 3, 672.00 feet to the **True Point of Beginning** of the herein described tract; **thence** continuing East along the Northerly line of said Section 3, 545 feet, more or less, to the intersection point of the Northerly projection of the Westerly line of the subdivision recorded as "Rasmussen's Addition" to the Town of LaCenter; **thence** Southerly along the Westerly line of said "Rasmussen's Addition" subdivision 504 feet, more or less, to the Northwesterly corner of Block 4 in said "Rasmussen's Addition" subdivision; **thence** Southwesterly to the West quarter corner of said Section 3; **thence** North along the Westerly boundary of said Section 3 to a point that is South 1361.25 feet from the Northwest corner of said Section 3; **thence** East parallel with that portion of the North line of Section 3 that is common with Section 33, Township 5 North, Range 1 East of the Willamette Meridian, 672.00 feet; **thence** North, parallel with the West line of said Section 3, 1361.25 feet, more or less, to the **True Point of Beginning**.

EXCEPT any portion lying North of the centerline of the East Fork of the Lewis River.

Serial #: 209486
Project: Lewis River Greenway
W. O. # 16201

96052001 *by*

CCT 43414CF

STATUTORY WARRANTY DEED

as his separate estate
THE GRANTOR WILLIAM C. BARNHART, for and in consideration of valuable consideration as set out in part below, conveys and warrants to CLARK COUNTY, WASHINGTON, A Municipal Corporation, its heirs and assigns, the following described real estate situated in the County of Clark, State of Washington, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO, WHICH,
BY THIS REFERENCE, IS INCORPORATED HEREIN**

The Grantor represents and warrants that he is not aware of any hazardous or toxic waste, substance or materials on or under the subject property.

NOTE: It is understood and agreed that the delivery of this deed is hereby tendered and the terms and obligations hereof shall not become binding upon Clark County, Washington, until this document is accepted and approved by the Clark County Board of County Commissioners.

CONSIDERATIONS: Forty Seven Thousand and No/100 Dollars (\$47,000.00)

DATED this *7* day of *May*, 1996

William C. Barnhart
William C. Barnhart

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, WASHINGTON

John C. Magnano
John C. Magnano, Chair
Dave Sturdevant
Dave Sturdevant, Commissioner
Mel Gordon
Mel Gordon, Commissioner

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
\$ *719.10* has been paid
Recpt. # *397016* Date *5-20-96*
Sec. 61, see Afd. No. _____
Doug Lasher
Clark County Treasurer
By *CLM*
Deputy

NOTARIAL ATTACHMENT
STATUTORY WARRANTY DEED

Serial #: 209486
Project: Lewis River Greenway
W. O. # 16201
Grantor: William C. Barnhart
Grantee: CLARK COUNTY, WASHINGTON, a Municipal Corporation

STATE OF WASHINGTON

COUNTY OF CLARK

I hereby certify that I know or have satisfactory evidence that William C. Barnhart is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATE:

May 20 1996

[Handwritten Signature]

Notary public in and for the State of WA
residing at *Adopted*
My commission expires *10 16 98*



Serial #: 209486
Project:: Lewis River Greenway
W. O. # 16201

CLARK COUNTY TITLE
MAY 20 2 32 PM '96

Exhibit "A"

A portion of that property described by Deed recorded under Clark County Auditor's File No. D94000; excluding that property described by deed recorded under Auditor's File No. D94440; said property being located in the Northwest Quarter of Section 3, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of said Section 3; thence East along the North line of said Section 3, 672.00 feet; **thence** continuing East, along the Northerly line of said Section 3, 545 feet, more or less, to the intersection point of the Northerly projection of the Westerly line of the subdivision recorded as "Rasmussen's Addition" to the Town of LaCenter; **thence** Southerly along the Westerly line of said "Rasmussen's Addition" subdivision 504 feet, more or less, to the Northwesterly corner of Block 4 in said "Rasmussen's Addition" subdivision and the **True Point of Beginning** of the herein described tract; **thence** continuing Southerly along the Westerly line of said "Rasmussen's Addition" subdivision 980 feet, more or less, to the Southwesterly corner of Block 15 of said "Rasmussen's Addition" subdivision, being the Southwesterly corner of said subdivision; **thence** Southwesterly 320 feet, more or less, along the Northerly right of way line of 5th Street of the Town of LaCenter, to the intersection point of the Northerly projection of the Westerly right of way line of "E" Street of the "LaCenter Addition" subdivision to the Town of LaCenter; **thence** Southerly along the Westerly right of way line of said "E" Street 550 feet, more or less, to the Westerly projection of the center line of 3rd Street of said "LaCenter Addition" to the Town of LaCenter, and the Easterly projection of the North line of "Lewis River Acres" subdivision to the Town of LaCenter; **thence** Westerly along the Northerly line of said "Lewis River Acres" subdivision 470 feet, more or less, to the center of the East Fork of the Lewis River; **thence** Southerly along the center of said East Fork of the Lewis River to its point of intersection with the Southerly line of the Northwest quarter of said Section 3; **thence** Westerly along the Southerly line of said Northwest quarter of Section 3 to the West quarter corner of said Section 3, **thence** Northeasterly to the **True Point of Beginning**.

EXCEPT any portion lying North of the centerline of the East Fork of the Lewis River.

September 11, 1994

9409080208

THIS SPACE PROVIDED FOR RECORDER'S USE

FILED FOR RECORD AT REQUEST OF

CTC 66689-DA

WHEN RECORDED RETURN TO:

Name

Address

City, State, Zip

5513 NE 324th St
La Center, WA 98629

Quit Claim Deed

LPB No. 12

THE GRANTOR DONALD F. BARNHART, AS HIS SEPARATE ESTATE AND PHYLLIS E. KAYS, AS HER SEPARATE ESTATE

for and in consideration of TO CONVEY ANY INTEREST THE GRANTORS MAY HAVE IN THE HEREIN DESCRIBED PROPERTY PURSUANT TO PROBATE CAUSE NO. 24961 FILED 11-2-78 conveys and quit claims to WILLIAM C. BARNHART, AS HIS SEPARATE ESTATE

the following described real estate, situated in the County of together with all after acquired title of the grantor(s) therein:

CLARK

, State of Washington;

THE EXACT LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT 'A' AND BY REFERENCE THERETO MADE A PART OF THIS DOCUMENT.

Real Estate Excise Tax Ch. 11 Rev. Laws 1961

EXEMPT

Affid # 372695 Date 9-8-94 For details of tax paid see

Affid #

Doug Lasher Clark County Treasurer

By

Dputy

Dated: JULY 94

Donald F. Barnhart DONALD F. BARNHART

Phyllis E. Kays PHYLLIS E. KAYS

486

By

President

By

Secretary

STATE OF WASHINGTON, County of CLARK } ss

I certify that I know or have satisfactory evidence that DONALD F. BARNHART & PHYLLIS E. KAYS is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument and acknowledged it to be this, her, their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-12-94 Cathy G. Whiston Notary Public in and for the State of Washington, residing at: CALE La Center

My appointment expires: 12-11-94

D-2

CATHY A. WINSTON NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES DECEMBER 11, 1996

STATE OF WASHINGTON, County of } ss

I certify that I know or have satisfactory evidence that is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, and each stated that authorized to execute the instrument and acknowledged it as the to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: Notary Public in and for the State of Washington, residing at:

My appointment expires:

September 8, 1954

A PORTION of that property described by Deed recorded under Clark County Auditors File No. D 94000; excluding that property described by deed recorded under Auditor's File No. D 94440; said property being located in the Northwest quarter of Section 3, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of said Section 3; thence East along the North line of said Section 3; 672.00 feet; thence continuing East, along the Northerly line of said Section 3, 545 feet, more or less, to the intersection point of the Northerly projection of the Westerly line of the subdivision recorded as "Rasmussen's Addition" to the Town of LaCenter; thence Southerly along the Westerly line of said "Rasmussen's Addition" subdivision 504 feet, more or less, to the Northwesterly corner of Block 4 in said "Rasmussen's Addition" subdivision and the True Point of Beginning of the herein described tract; thence continuing Southerly along the Westerly line of said "Rasmussen's Addition" subdivision 980 feet, more or less, to the Southwesterly corner of Block 15 of said "Rasmussen's Addition" subdivision, being the Southwesterly corner of said subdivision; thence Southwesterly 320 feet, more or less, along the Northerly right of way line of 5th Street of the Town of LaCenter, to the intersection point of the Northerly projection of the Westerly right of way line of "E" Street of the "LaCenter Addition" subdivision to the Town of LaCenter; thence Southerly along the Westerly right of way line of said "E" Street 550 feet, more or less, to the Westerly projection of the center line of "3rd" Street of said "LaCenter Addition" to the Town of LaCenter, and the Easterly projection of the North line of "Lewis River Acres" subdivision to the Town of LaCenter; thence Westerly along the Northerly line of said "Lewis River Acres" subdivision 470 feet, more or less, to the center of the East Fork of the Lewis River; thence Southerly along the center of said East Fork of the Lewis River to its point of intersection with the Southerly line of the Northwest quarter of said Section 3; thence Westerly along the Scutherly line of said Northwest quarter of Section 3 to the West quarter corner of said Section 3; thence Northeasterly to the True Point of Beginning.

EXCEPT public roads and easements of record.

Handwritten initials

FILED FOR RECORD
CLARK CO. WASH.
Elizabeth A. Luce
SEP 8 12 03 PM '54

AUDITOR
ELIZABETH A. LUCE

487

September 8, 1954

September 8, 1994

9409080207

THIS SPACE PROVIDED FOR RECORDER'S USE

FILED FOR RECORD AT REQUEST OF

CTC 66689-DA

WHEN RECORDED RETURN TO:

Name _____
Address 5513 NE 324th St
City, State, Zip La Center, 98629

Quit Claim Deed

LPB No. 12

THE GRANTOR DONALD F. BARNHART, as his separate estate, and WILLIAM C. BARNHART, as his separate estate

for and in consideration of LOVE AND AFFECTION, BROTHERS TO SISTER & BROTHER-IN-LAW, TO DIVIDE PROPERTY INHERITED FROM MOTHERS ESTATE conveys and quit claims to William Kays and PHYLLIS KAYS, husband and wife

the following described real estate, situated in the County of CLARK, State of Washington: together with all after acquired title of the grantor(s) therein:

Block 3 and Block 4, RASMUSSENS ADDITION TO THE TOWN OF LACENTER, according to the plat thereof, recorded in Volume "C" of Plats, at page 31, records of Clark County, Washington. INCLUDING ALL THAT PROPERTY ON EXHIBIT "A" ATTACHED

AND RELEASING all interest in lease recorded under Auditor's File NO. 8901250045.

Real Estate Excise Tax
Ch. 11 Rev. Laws 1981

EXEMPT

Affidavit 372693, Date 9-8-94
For details of tax paid see

Affidavit
By Doug Lesher
Clark County Treasurer
Deputy

Dated: JULY July 29 94

484

William C. Barnhart
WILLIAM C. BARNHART

Donald F. Barnhart
DONALD F. BARNHART

By _____
President
By _____
Secretary

STATE OF WASHINGTON,
County of CLARK } ss

STATE OF WASHINGTON,
County of CLARK } ss

I certify that I know or have satisfactory evidence that William C. Barnhart is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument and acknowledged it to be (his, her, their) free and voluntary act for the uses and purposes mentioned in this instrument.

I certify that I know or have satisfactory evidence that Donald F. Barnhart is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, and both stated that HE authorized to execute this instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of each party for the uses and purposes mentioned in this instrument.

Dated: 7-29 94

Dated: 7-29-94

J. K. Fillman
Notary Public in and for the State of Washington,
residing at La Center, Washington

J. K. Fillman
Notary Public in and for the State of Washington,
residing at La Center, Washington

My appointment expires: 3-6-95

My appointment expires: 3-12-95

J. K. FILLMAN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 12, 1995

J. K. FILLMAN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 12, 1995

September 8, 1994

September 8, 1994

EXHIBIT A

LEGAL DESCRIPTION

A PORTION of that property described by Deed recorded under Clark County Auditors File No. D 94000; excluding that property described by deed recorded under Auditor's File No. D 94440; said property being located in the Northwest quarter of Section 3, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of said Section 3; thence East along the North line of said Section 3; 672.00 feet to the True Point of Beginning of the herein described tract; thence continuing East along the Northerly line of said Section 3, 545 feet, more or less, to the intersection point of the Northerly projection of the Westerly line of the subdivision recorded as "Rasmussens Addition" to the Town of LaCenter; thence Southerly along the Westerly line of said "Rasmussens Addition" subdivision 504 feet, more or less, to the Northwesterly corner of Block 4 in said "Rasmussens Addition" subdivision; thence Southwesterly to the West quarter corner of said Section 3; thence North along the Westerly boundary of said Section 3 to a point that is South 1361.25 feet from the Northwest corner of said Section 3; thence East parallel with that portion of the North line of Section 3, that is common with Section 33, Township 5 North, Range 1 East of the Willamette Meridian, 672.00 feet; thence North, parallel with the West line of said Section 3, 1361.25 feet, more or less, to the True Point of Beginning.

ALSO; Block 3, 4, 9 and 10 of "Rasmussens Addition" subcfision of the town of LaCenter.

EXCEPT public roads and easements of records.

R&B
1/2
2005

FILED FOR RECORD
CLARK CO. WASH
SEP 8 2 03 PM '94

Keep

AUDITOR
ELIZABETH A. LUCE

485

September 8, 1994

9401280057

SPECIAL WARRANTY DEED

RESERVED FOR RECORDER'S USE

BE IT KNOWN THAT I, William Clifton Barnhart, executed The William Barnhart Trust Agreement, on the 29th day of DECEMBER, 1993, naming myself as Trustee and beneficiary. I, William Clifton Barnhart, by this Special Warranty Deed, am transferring the property below into the trust. My right of revocation is unrestricted and includes the right of amendment and the right to withdraw assets. Additionally, I specifically reserve the right to occupy and use my residence as my principal home, rent free, and remain responsible for the taxes and assessments thereon. All real property transfers are within the meaning of 12 U.S.C. section 1701j-3(d). I declare that all trust property will be held in the name of William Clifton Barnhart or in the name of The William Barnhart Trust, as I may choose on an item by item basis.

I, William Clifton Barnhart do hereby convey and specially warrant, for love and affection, all right, title, and interest, which I now have in my vehicles, furnishings, personal effects, and ALL PERSONAL PROPERTY (including any promissory notes, securities, stocks, contracts, deeds of trust, negotiable instruments or commercial paper, checking, savings and all other bank accounts, etc.) which I now own, or which I may own in the future, or may be entitled and further, TRANSFER AND ASSIGN all right, title and interest to ALL REAL PROPERTY, which I now own, or which I may own in the future, or may be entitled, To: William Clifton Barnhart as Trustee, and to Larry Clarence Barnhart, Edward Clifton Barnhart, as Successor Trustee(s) of The William Barnhart Trust, dated this 29th day of DECEMBER, 1993. Said legal descriptions to said Real Property are set out below or within the attached copies of legal descriptions. Other such information contained therein which aids in identifying subject property is incorporated herein by reference as though fully set out below.

THE EXACT PROPERTY DESCRIPTION IS ATTACHED HERETO AND, BY REFERENCE THERETO, IS MADE A PART OF THIS DOCUMENT.

I further give special power of attorney to the Trustees to execute title transfers as may be required.

In witness whereof, I have set my hand this 29th day of DECEMBER, 1993.

STATE OF WASHINGTON William C. Barnhart SS# 531-28-5291
County of CLALLAM William Clifton Barnhart, GRANTOR

On this 29th day of December, in the year of 1993, before me, personally appeared William Clifton Barnhart, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, consisting of 2 pages, and acknowledged that he executed it.

WITNESS my hand and official seal.
Cathy A. Winston
Notary Public for Washington
My Commission Expires: 12-11-96

ACKNOWLEDGMENT OF DELIVERY AND POSSESSION OF TITLE:

William C. Barnhart
William Clifton Barnhart, TRUSTEE

CATHY A. WINSTON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 11, 1996

EXEMPT
362432 Date: 1-28-94
for duration of tax year 1994

TAX STATEMENTS AND THIS DOCUMENT, AFTER RECORDING, SHALL BE SENT TO:
William Clifton Barnhart, Larry Clarence Barnhart
555 W 5th St, La Center, WA 98629

By PC
Clark County Recorder

072

01-28-94

The following described real property, situated in the County of Clark, State of Washington, to wit:

A portion of that property described by deed recorded under Clark County Auditor's file No. D94000; excluding that property described by deed recorded under Clark County Auditor's Recording number D94440; said property being located in the Northwest quarter of Section 3, Township 4 North, Range 1 East of the Willamette Meridian; and being described as follows;

Beginning at the Northwest corner of said Section 3; thence East along the North line of said Section 3, for a distance of 672.00 feet; thence continuing East, along the Northerly line of said Section 3, for a distance of 545 feet, more or less, to the intersection point of the Northerly projection of the Westerly line of the subdivision recorded as "Rasmussen's Addition" to the Town of LaCenter; thence Southerly along the Westerly line of said "Rasmussen's Addition" subdivision 504 feet, more or less, to the Northwesterly corner of Block 4 in said "Rasmussen's Addition" subdivision and the TRUE POINT OF BEGINNING of the herein described tract; thence continuing Southerly along the Westerly line of said "Rasmussen's Addition" subdivision 959.83 feet, more or less, to the Southwesterly corner of Block 15 of said "Rasmussen's Addition" subdivision, being the Southwesterly corner of said subdivision; thence Southwesterly 320 feet, more or less, along the Northerly right-of-way line of 5th Street of the Town of LaCenter, to the intersection point of the Northerly projection of the Westerly rightof way line of "E" Street of the "LaCenter Addition" subdivision to the Town of LaCenter; thence Southerly along the Westely right of way line of said "E" Street 550 feet, more or less, to the Westerly projection of the center line of "3rd" Street of said "LaCent4er Addition" to the Town of LaCenter, and the Easterly projection of the North line of "Lewis RiverAcres" subdivision to the Town of LaCenter; thence Westerly along the Northerly line of said "Lewis River Acres" subdivision 470 feet, more or less, to the center of the East Fork of the Lewis River; thence Southerly along the center of said East Fork of the Lewis River to its point of intersection with the Southerly line of the Northwest quarter of Section 3; thence Westerly along the Southerly line of said Northwest quarter of Section 3, to the West quarter corner of said Section 3; thence Northeaterly to the true point of beginning.

EXCEPT: Public Roads and Easements of Record.

Robert J. Kenney
JAN 23 9 44 AM '94

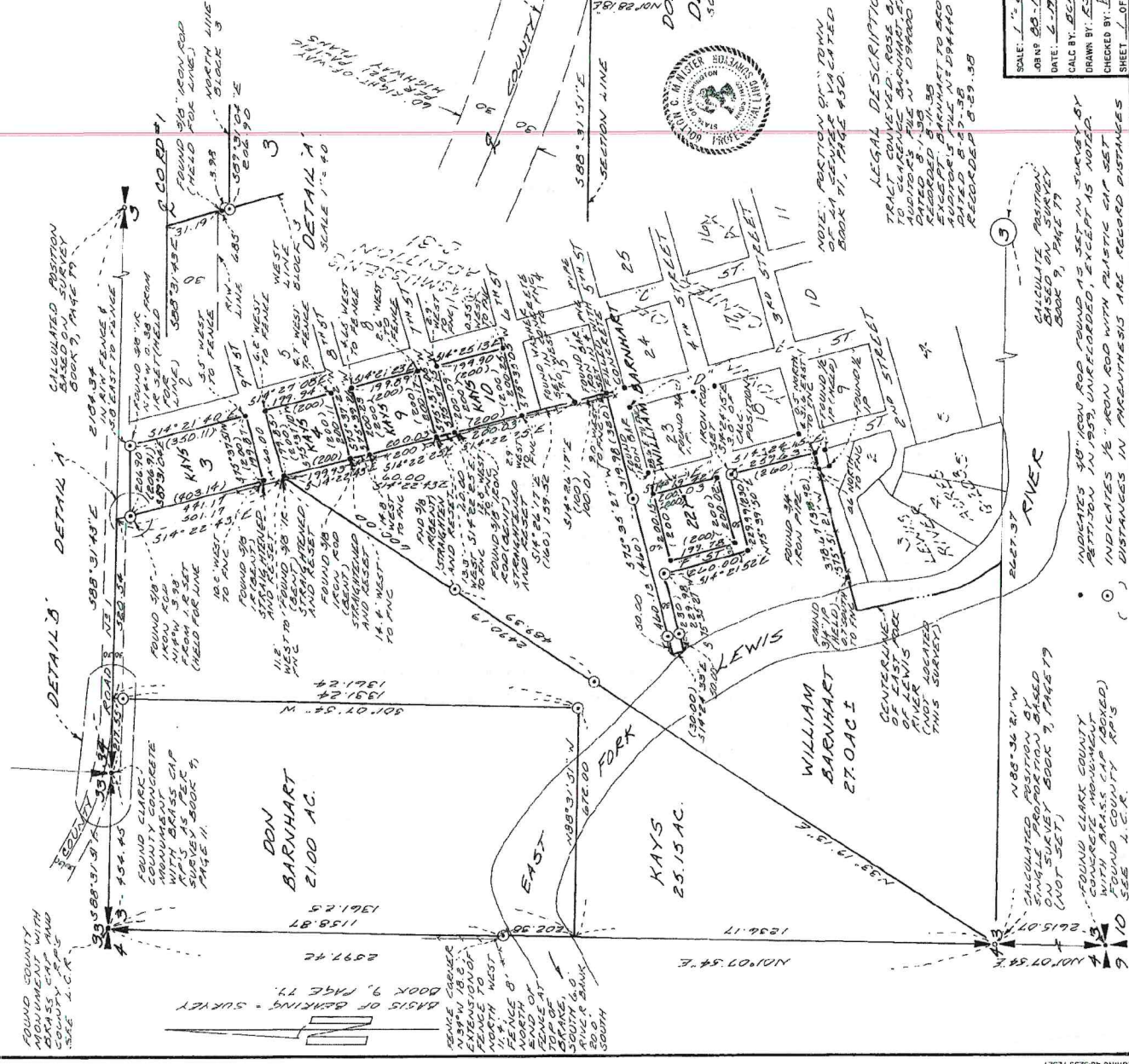
073

01-28-94

SURVEY

IN A PORTION OF
NW 1/4 SECTION 3,
T.4N., R.1E., W.M.,
TOWN OF LA CENTER,
CLARK COUNTY,
WASHINGTON

A FIELD TRAVERSE WAS PERFORMED USING A ONE
MINUTE THEODOLITE AND AN ELECTRONIC DISTANCE
MEASUREMENT DEVICE (EDM) TO OBTAIN THE
MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN
MAC 332-330-080.



NOTE: MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES
AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE
POSSESSION, ACQUISESCENCE, ESTOPPEL, ETC.

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in
conformance with the requirements of the Survey Recording Act at the
request of **DON BARNHART, WILLIAM BARNHART**
in **DEC** 19 **88**.

AUDITOR'S CERTIFICATE
I have examined the original survey records and the
copy of this map, and find that the same are
correctly prepared and conform to the requirements of
the Survey Recording Act.
Minister and Glaeser Surveying, Inc.
Deputy County Auditor

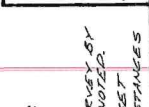
FILED FOR RECORD THIS 5th DAY OF DECEMBER, 1988, AT 12:15 P.M.
in Book 85 of Surveys of page 131

LEGAL DESCRIPTION:
TRACT CONVEYED, ADVS. BARNHART
AUDITORS FILE # 11-03800
DATED 8-1-88
RECORDED 8-11-88
AUDITORS FILE # 125440
DATED 8-10-88
RECORDED 8-23-88

NOTE: PORTION OF TOWN
SECTION 3, PAGE 450.

TRACT CONVEYED, ADVS. BARNHART
AUDITORS FILE # 11-03800
DATED 8-1-88
RECORDED 8-11-88
AUDITORS FILE # 125440
DATED 8-10-88
RECORDED 8-23-88

SCALE: 1" = 500'
JOHN B. GLAESER
DATE: 12-17-88
CALC BY: BGM
DRAWN BY: EJM
CHECKED BY: JLC
SHEET 1 OF 1



INDICATES 40' IRON ROD FOUND AS SET IN TRACT BY
SECTION 3, PAGE 450, UNRECORDED, EXCEPT AS NOTED.
INDICATES 1/2" IRON ROD WITH PLASTIC CAP SET
DISTANCES IN PARENTHESES ARE RECORD DISTANCES

INDICATES 40' IRON ROD FOUND AS SET IN TRACT BY
SECTION 3, PAGE 450, UNRECORDED, EXCEPT AS NOTED.
INDICATES 1/2" IRON ROD WITH PLASTIC CAP SET
DISTANCES IN PARENTHESES ARE RECORD DISTANCES

State of Washington
Clark County

8901230097

67

993483 Date 12389

PERSONAL REPRESENTATIVE'S DEED

Clark County Treasurer

KNOW ALL MEN BY THESE PRESENTS: That DONALD F. BARNHART, Personal Representative of the Estate of BERTHA H. BARNHART, deceased, in accordance with the power vested in him as Personal Representative of said estate, and pursuant to nonintervention powers granted by Court order and Letters of Testamentary entered therein in Probate Cause No. 24961, records of Superior Court of Clark County, Washington, for and in consideration of the distribution of an estate asset, conveys and warrants to PHYLLIS E. KAYS the following-described real property, situate in the County of Clark, State of Washington:

A portion of that property described by deed recorded under Clark County Auditors File No. D94000; excluding that property described by deed recorded under Clark County Auditor's Recording number D94440; said property being located in the Northwest quarter of Section 3, Township 4 North, Range 1 East of Willamette Meridian; and being described as follows:

Beginning at the Northwest corner of said Section 3; thence East along the North line of said Section 3, 672.00 feet to the TRUE POINT OF BEGINNING of the herein described tract; thence continuing East along the Northerly line of said Section 3, 545 feet, more or less, to the intersection point of the Northerly projection of the Westerly line of the subdivision recorded as "Rasmussens Addition" to the Town of LaCenter; thence Southerly along the Westerly line of said "Rasmussens Addition" subdivision 504 feet, more or less, to the Northwesterly corner of Block 4 in said "Rasmussens Addition" subdivision; thence Southwesterly to the West quarter corner of said Section 3; thence North along the Westerly boundary of said Section 3 to a point that is South 1367.25 feet from the Northwest corner of said Section 3; thence East parallel with that portion of the North line of Section 3, that is common with Section 33, Township 5 North, Range 1 East of the Willamette Meridian,

171

PERSONAL REPRESENTATIVE'S DEED - PAGE 1

JACKSON, JACKSON & KURTZ, INC., P.S.
ATTORNEYS AT LAW
P. O. BOX 98
BATTLE GROUND, WASHINGTON 98604
(206) 687-7108

672.00 feet; thence North, parallel with the West line of said Section 3, 1361.25 feet, more or less, to the TRUE POINT OF BEGINNING.

ALSO; Blocks 3, 4, 9 and 10 of "Raemussens Addition" subdivision of the Town of LaCenter.

EXCEPT: Public Roads and easements of record.

Containing 25.6 acres more or less.

DATED this 27 day of December, 1988.

Donald F. Barnhart
DONALD F. BARNHART, Personal
Representative of the Estate of
BERTHA M. BARNHART, deceased.

STATE OF CALIFORNIA)
 : ss.
COUNTY OF SAN MATEO)

I certify that I know or have satisfactory evidence that DONALD F. BARNHART signed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED this 27 day of December, 1988.

Elizabeth A. Luce
JAN 23 2 27 PM '89
ELIZABETH A. LUCE

Kathleen Mattei
NOTARY PUBLIC in and for the State
of California; my appt. expires
12-30-88



172

PERSONAL REPRESENTATIVE'S
DEED - PAGE 2

JACKSON, JACKSON & KURTZ, INC., P.S.
ATTORNEYS AT LAW
P. O. BOX 86
BATTLE GROUND, WASHINGTON 98604
(206) 887-7106

WASH. COUNTY CLERK 124

Ch 11 Rev. Laws 1951

EXEMPT

Affid. # 243491 Date 1-22-89

For distribution tax paid see

8901230035

67

Affid. #

Don't
Clark County Treasurer

PERSONAL REPRESENTATIVE'S DEED

By

COB
Deputy

KNOW ALL MEN BY THESE PRESENTS: That DONALD F. BARNHART, Personal Representative of the Estate of BERTHA M. BARNHART, deceased, in accordance with the power vested in him as Personal Representative of said estate, and pursuant to nonintervention powers granted by Court order and Letters of Testamentary entered therein in Probate Cause No. 24961, records of Superior Court of Clark County, Washington, for and in consideration of the distribution of an estate asset, conveys and warrants to WILLIAM C. BARNHART the following-described real property, situate in the County of Clark, State of Washington:

A portion of that property described by deed recorded under Clark County Auditors File No. D94000; excluding that property described by deed recorded under Clark County Auditor's Recording number D94440; said property being located in the Northwest quarter of Section 3, Township 4 North, Range 1 East of Willamette Meridian; and being described as follows:

Beginning at the Northwest corner of said Section 3; thence East along the North line of said Section 3 672.00 feet; thence continuing East, along the Northerly line of said Section 3, 545 feet, more or less, to the intersection point of the Northerly projection of the Westerly line of the subdivision recorded as "Rasmussen's Addition" to the Town of LaCenter; thence Southerly along the Westerly line of said "Rasmussen's Addition" subdivision 504 feet, more or less, to the Northwesterly corner of Block 4 in said "Rasmussen's Addition" subdivision and the TRUE POINT OF BEGINNING of the herein described tract; thence continuing Southerly along the Westerly line of said "Rasmussen's Addition" subdivision 980 feet, more or less, to the Southwesterly corner of Block 15 of said "Rasmussen's Addition" subdivision, being the Southwesterly corner of said subdivision; thence Southwesterly 320 feet, more or less, along the Northerly right of way line of 5th Street of the Town of LaCenter, to the intersection point of the Northerly projection of the Westerly right

PERSONAL REPRESENTATIVE'S DEED - PAGE 1

JACKSON, JACKSON & KURTZ, INC., P. S.
ATTORNEYS AT LAW
P. O. BOX 88
BATTLE GROUND, WASHINGTON 98604
(206) 887-7108

- 167

of way line of "E" Street of the "LaCenter Addition" subdivision to the Town of LaCenter; thence Southerly along the Westerly right of way line of said "E" Street 550 feet, more or less, to the Westerly projection of the center line of "3rd" Street of said "LaCenter Addition" to the Town of LaCenter, and the Easterly projection of the North line of "Lewis River Acres" subdivision to the Town of LaCenter; thence Westerly along the Northerly line of said "Lewis River Acres" subdivision 470 feet, more or less, to the center of the East Fork of the Lewis River; thence Southerly along the center of said East Fork of the Lewis River to its point of intersection with the Southerly line of the Northwest quarter of said Section 3; thence Westerly along the Southerly line of said Northwest quarter of Section 3 to the West quarter corner of said Section 3; thence Northeasterly to the true point of beginning.

EXCEPT: Public Roads and Easements of Record.

Containing: 27.3 acres, more or less.

DATED this 27 day of December, 1988.

FILED IN RECORDS
COUNTY OF SAN MATEO
John Jackson
JAN 23 2 07 PM '89

Donald F. Barnhart
DONALD F. BARNHART, Personal
Representative of the Estate of
BERTHA M. BARNHART, deceased.

STATE OF CALIFORNIA)
COUNTY OF SAN MATEO) ss.

I certify that I know or have satisfactory evidence that DONALD F. BARNHART signed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED this 27 day of December, 1988.

168



Kathleen Matthei
NOTARY PUBLIC in and for the State
of California; my appt. expires:
12-30-88

PERSONAL REPRESENTATIVE'S
DEED - PAGE 2

JACKSON, JACKSON & KURTZ, INC., P.S.
ATTORNEYS AT LAW
P.O. BOX 88
BATTLE GROUND, WASHINGTON 98004
(206) 887-7108

FILED
MAR 8 1978
WILMA SCHMIDT, Clerk, Clark Co.



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR CLARK COUNTY

IN THE MATTER OF THE ESTATE) NO. **24961**
OF)
BERTHA M. BARNHART,) PETITION FOR PROBATE OF WILL
Deceased.) AND FOR NONINTERVENTION
POWERS

Petitioner, Donald F. Barnhart, respectfully represents:

1. JURISDICTION: Decedent died a resident of Clark County, Washington on the 23rd day of February, 1978 leaving property in this State subject to probate.

2. TESTACY: Decedent died testate, having duly executed a Last Will and Testament which is dated the 23rd day of September, 1978.

3. PERSONAL REPRESENTATIVE: Petitioner is a resident of the State of California and the Personal Representative nominated and appointed by the decedent in her Will and is willing and qualified to act; that the Will provides that the petitioner shall serve without bond and without intervention of Court.

4. HEIRS, DEVISEES AND LEGATEES: The Decedent was survived by the following heirs, devisees and legatees:

Donald F. Barnhart 340 Beach Park Blvd. Foster City CA 94404	Son	Legal Age
--	-----	-----------

William C. Barnhart P. O. Box 113 LaCenter WA 98629	Son	Legal Age
---	-----	-----------

Phyllis Kays 2069 S. Marylhurst Drive West Linn OR 97068	Daughter	Legal Age
--	----------	-----------

5. SOLVENCY: Petitioner is the named Personal Representative in the Will, is one of the surviving children of the decedent,

PETITION FOR PROBATE OF WILL
AND FOR NONINTERVENTION
POWERS

1 and is familiar with his mother's business affairs; that the assets
2 of the estate have a current fair market value in excess of
3 \$90,000; that all known debts, including funeral expenses and expenses
4 of last illness will not exceed \$3,000.00 that the estate of the
5 decedent is fully solvent.

6 6. INHERITANCE TAXES: A Preliminary Statement for the
7 Inheritance Tax Division of the State of Washington has been filed.

8 WHEREFORE, petitioner prays that an Order be entered
9 admitting the Will of the decedent to probate, confirming the appointment
10 of the petitioner as the Personal Representative of decedent's
11 estate, declaring the solvency of the estate and directing that
12 further administration thereof shall be in accordance with the
13 laws of the State of Washington pertaining to the settlement of
14 estates without the intervention of Court.

15
16 Donald F. Barnhart
17 Donald F. Barnhart
18 Petitioner
19 340 Beach Park Blvd.
20 Foster City, CA. 94404

Bale W. Read
Bale W. Read of Attorneys
for the Petitioner

19 STATE OF WASHINGTON)
20 : ss.
21 COUNTY OF CLARK)

21 THE UNDERSIGNED, being first duly sworn, on oath, deposes
22 and says: That he/she is the Petitioner herein; and has read
23 the above and foregoing, knows the contents thereof and believes
24 the same to be true.

25
26 Donald F. Barnhart
Donald F. Barnhart

27 SUBSCRIBED AND SWORN to before me this 9th day of March,
28 1978.

29 Bale W. Read
30 Notary Public in and for
31 the State of Washington,
residing at Vancouver.

32 PETITION FOR PROBATE OF WILL
AND FOR NONINTERVENTION
POWERS

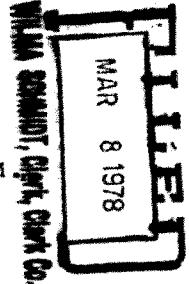
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

LAST WILL AND TESTAMENT

OF

BERTHA M. BARNHART

24961



KNOW ALL MEN BY THESE PRESENTS: That I, BERTHA M BARNHART, of LaCenter, Washington, being legally qualified to make a Will do hereby publish and declare this to be my Last Will and Testament, hereby revoking any and all prior Wills or testamentary dispositions.

FIRST: Family.

I hereby declare that I am the widow of CLARENCE R. BARNHART and that we have three children born as issue of our marriage, namely: DONALD F. BARNHART, of Foster City, California; WILLIAM C. BARNHART, of LaCenter, Washington; and PHYLLIS KAYS, wife of William D. Kays, of West Linn, Oregon. Wherever in this Will I refer to "children", I include such named persons and all children at any time hereafter born to or lawfully adopted by me. The term "descendants" shall include natural born and lawfully adopted persons.

SECOND: Personal Representative.

I hereby nominate and appoint my son, DONALD F. BARNHART, to serve as Personal Representative of this, my Last Will and Testament. In the event that he shall not survive me, or if for any reason he is unable or unwilling to serve as Personal Representative, then I nominate and appoint my son, WILLIAM C. BARNHART, and my daughter, PHYLLIS KAYS, to serve as Co-Personal Representatives. I direct that no bond shall be required of any such named Personal Representative or Co-Personal Representatives. I further direct that my estate be settled without the intervention of any Court and that my Personal Representative, when qualified as required by

Bertha M Barnhart
TESTATRIX

296

2

1 law, shall have the unrestricted nonintervention powers including
2 the power to mortgage, lease, sell, exchange and convey the
3 real and personal property without the requirement of a Court
4 order of authorization or confirmation thereof, doing so in
5 such manner as shall seem to such Personal Representative
6 to be in the best interests of the estate.

7 THIRD: Debts, Taxes and Expenses.

8 A. I hereby direct and order that all just debts
9 for which proper claim is filed against my estate and all
10 expenses of my last illness and funeral be paid by my Personal
11 Representative out of the assets of my estate, as soon after
12 my death as is practicable; provided, however, that this direction
13 shall not authorize any creditor to require payment of any
14 debt or obligation except at a normal time in the reasonable
15 handling of my estate.

16 B. I further direct that my Personal Representative
17 pay out of and charge to the assets of my residuary estate
18 all of the estate or inheritance taxes lawfully predicated
19 upon my death as the taxable event, as to all property which
20 is taxable, whether or not such property passes under this,
21 my Last Will and Testament.

22 C. I further direct that my Personal Representative
23 pay out of and charge to the assets of my estate all costs
24 or expenses reasonably incurred in shipping, delivering or
25 transferring any of my property, whether real or personal,
26 to the person or persons entitled thereto.

27 FOURTH: Disposition of Property.

28 I make the following provisions for the distribution
29 of my estate:

30 A. As to all household goods, furnishings and tools,
31 I give the same unto such of my said three children as survive,

32

Beth M. Barnhart
TESTATRIX

READ, WOLFE, HANNAN & MERCER, P.S.
ATTORNEYS AT LAW
804 WEST EVERGREEN BOULEVARD
VANCOUVER, WASHINGTON 98660
(206) 893-4791

1 to be divided and distributed as they may determine.

2 B. I give, devise and bequeath all the rest, residue
3 and remainder of my estate, whether real or personal and wheresoever
4 situated, unto my children named in paragraph FIRST hereof,
5 share and share alike, or to their descendants by right of
6 representation.

7 IN WITNESS WHEREOF, I have hereunto set my hand
8 and declare this to be my Last Will and Testament, this 23
9 day of September, 1977.

10

11

Bertha M. Barnhart
TESTATRIX

12

13

14 THIS IS TO CERTIFY that the foregoing instrument
15 consisting of three pages, of which this is the third, was
16 on the 23 day of September, 1977, published and declared
17 by the said BERTHA M. BARNHART to be her Last Will and Testament,
18 and signed by her in the presence of us, who at her request
19 and in her presence and in the presence of each other, have
20 hereunto signed our names as witnesses thereto; and this is
21 to further certify that the said BERTHA M. BARNHART is known
22 to us and by us believed to be of sound and disposing mind
23 and memory and not acting under any duress, menace, fraud
24 or undue influence.

25 *R. Jean McNeilan*, Residing at Vancouver, Washington

26
27 *Eleanor M. King*, Residing at Vancouver, Washington

28

29

30

31

32

WASHINGTON STATE DEPARTMENT OF SOCIAL AND HEALTH SERVICES
BUREAU OF VITAL STATISTICS

24961

TYPE, OR PRINT IN PERMANENT INK

LOCAL FILE NUMBER **D-1** **3** **D** CERTIFICATE OF DEATH STATE FILE NUMBER

DECEASED NAME: **Bertha M. Barnhart**, Female, DATE OF DEATH: **February 23, 1978**

RACE: **White**, AGE: **80**, DATE OF BIRTH: **Feb. 12, 1898**, COUNTY OF DEATH: **Clark**

CITY, TOWN, OR LOCATION OF DEATH: **Battle Ground**, HOSPITAL OR OTHER INSTITUTION: **Highway 502 at 50th Ave.**

STATE OF BIRTH: **Washington**, CITIZEN OF WHAT COUNTRY: **USA**, MARRIED, NEVER MARRIED, WIDOWED, DIVORCED: **Widowed**

SOCIAL SECURITY NUMBER: **532-34-6626**, USUAL OCCUPATION: **Farmer**, KIND OF BUSINESS OR INDUSTRY: **Farming**

RESIDENCE—STATE: **Washington**, COUNTY: **Clark**, CITY, TOWN, OR LOCATION: **LaCenter**, STREET AND NUMBER: **P.O. Box 113**

PARENTS NAME: **Nelson**, MOTHER—MAIDEN NAME: **Unknown**

INFORMANT NAME: **Mrs. Phyllis Keys**, MAILING ADDRESS: **2069 S. Maryhurst Dr., West Linn, Oregon 97068**

CAUSE DEATH WAS CAUSED BY: **(a) Multiple traumatic injuries**
(b) Automobile accident

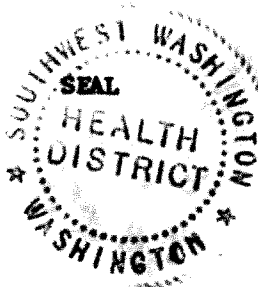
CERTIFIER NAME: **A. Hamilton, M.D.**, SIGNATURE: *A. Hamilton*, DATE SIGNED: **2-28-78**

BURIAL BURIAL, CREMATION, REMOVAL: **Burial**, CEMETERY OR CREMATORY: **LaCenter Cemetery**, LOCATION: **LaCenter, Washington**

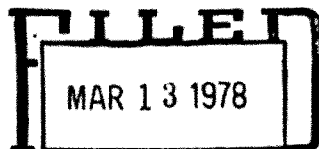
DATE: **2-27-1978**, FUNERAL HOME: **Vancouver Funeral Chapel, 110 E. 12th St., Vancouver, WA 98660**

FUNERAL DIRECTOR SIGNATURE: *[Signature]*, REGISTRAR SIGNATURE: *D. A. Champaign*, DATE RECEIVED BY LOCAL REGISTRAR: **MAR 6 1978**

THIS IS TO CERTIFY that the foregoing is a true copy (photographic) of a record on file with the Southwest Washington Health District, Vancouver, Wash.



MAR 8 1978



WILMA SCHMIDT, Clerk, Clark Co.

D. A. Champaign
D.A. Champaign, M.D., M.P.H.
District Health Officer

By *Phyllis Keys*

4

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
COUNTY OF CLARK

In the Matter of the Estate of
BERTHA M. BARNHART
Deceased.
No. **24961**
CERTIFICATE OF TESTIMONY
IN PROOF OF WILL

FILED
MAR 13 1978
WILMA SCHMIDT, Clerk, Clark Co.

I, a Judge of the above-entitled Court, certify that the testimony of the witnesses by Affidavit as pursuant to RCW 11.20.020 (2), which was reduced to writing and filed in Court on this date, is the testimony, and all the testimony, adduced in support of the Will of the above named Decedent, exhibited for probate and filed in said Court in this Estate matter.

DONE IN OPEN COURT this 5th day of March, 1978.

John S. Blinn
J U D G E

PRESENTED BY:

Paul W. Read

Of Attorneys for Personal Representative

READ, WOLFE, HANNAN & MERCER P.S.,
Attorneys at Law
604 West Evergreen Blvd.
P. O. Box 388
Vancouver, Washington 98660
693-4791

FILED
MAR 13 1978
WILMA SCHMIDT, Clerk, Clark Co.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR CLARK COUNTY

IN THE MATTER OF THE ESTATE) No. **24961**
))
) ORDER ADMITTING WILL TO
Of) PROBATE AND GRANTING
BERTHA M. BARNHART,) NONINTERVENTION POWERS
)
Deceased.)

A petition praying that a certain document purporting to be the Last Will and Testament of decedent be admitted to probate, that the person appointed therein be confirmed as Personal Representative and granted nonintervention powers, having come on for hearing and evidence having been received, the Court finds that the facts set out in the petition are true and further finds:

1. JURISDICTION: Decedent died leaving property in this State and County subject to probate.
2. WILL AND EXECUTION: Decedent was legally competent to execute said Will; that it was executed in the manner prescribed by law; that it provides that the Personal Representative serve without bond and with nonintervention powers.
3. PERSONAL REPRESENTATIVE: The person named in the Will as Personal Representative is legally qualified to act in such capacity.
4. SOLVENCY: The assets of the estate will exceed the expenses, taxes, debts and claims of creditors; and that notice has been given the Inheritance Tax Division.

NOW, THEREFORE, IT IS HEREBY ORDERED that said document is hereby admitted to probate as the Will of the decedent and that Donald F. Barnhart is confirmed as Personal Representative

ORDER ADMITTING WILL TO
PROBATE AND GRANTING
NONINTERVENTION POWERS

READ, WOLFE, HANNAN & MERCER, P. S.
ATTORNEYS AT LAW
604 WEST EVERGREEN BOULEVARD
POST OFFICE BOX 388
VANCOUVER, WASHINGTON 98668
(206) 695-4791

373

6

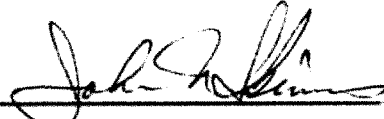
1 to serve without bond. The estate of the decedent is declared
2 to be fully solvent. Upon filing an Oath, the Personal Representative
3 shall administer the estate without further intervention of
4 Court; that the Personal Representative of the estate is hereby
5 further authorized to transfer all property of the estate by
6 virtue of the powers conferred in Chapter 11.68 of the Revised
7 Code of Washington.

8 DATED this the 13th day of March, 1978.

9

10


11 Presented by:



J U D G E

12

13


14 Dale W. Read of Attorneys
for Personal Representative

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32 ORDER ADMITTING WILL TO
PROBATE AND GRANTING
NONINTERVENTION POWERS

-2.

READ, WOLFE, HANNAN & MERCER, P. S.
ATTORNEYS AT LAW
824 WEST EVERGREEN BOULEVARD
POST OFFICE BOX 388
VANCOUVER, WASHINGTON 98668
(206) 693-4791

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR THE COUNTY OF CLARK

IN THE MATTER OF THE ESTATE OF)

NO. 24961

BERTHA M. BARNHART,)

OATH

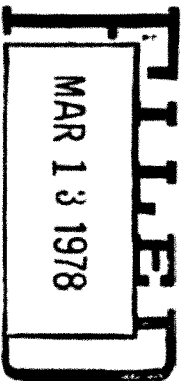
Deceased.)

STATE OF WASHINGTON)
: ss.
COUNTY OF CLARK)

The undersigned, being duly sworn, on oath, deposes and says: I am the person who has been appointed Personal Representative of this estate, or an authorized officer thereof, and I solemnly swear that the duties of the trust will be performed according to law, SO HELP ME GOD.

Donald F. Barnhart
Donald F. Barnhart
Subscribed and sworn to before me this 20 day of March, 1978

Notary Public for the State of
Washington residing at Vancouver



WILMA SCHMIDT, Clerk, Clark Co.

374 ✓

In the Superior Court of the State of Washington
In and for the County of Clark

IN THE MATTER OF THE ESTATE OF
Bertha M. Barnhart
Deceased.

No. **24961**

LETTERS TESTAMENTARY

WHEREAS, the last will of Bertha M. Barnhart
deceased, was on the _____ day of March, 1978, duly exhibited,
proven and recorded in our said Superior Court, and whereas it appears in and by the said will that
Donald F. Barnhart
is appointed execut. OF _____ thereon, and whereas said Donald F. Barnhart
has duly qualified:

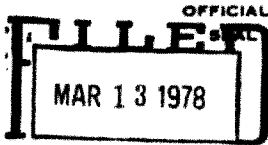
NOW, THEREFORE, Know all men by these presents, that we do hereby authorize the said
Donald F. Barnhart

to execute said will according to law.

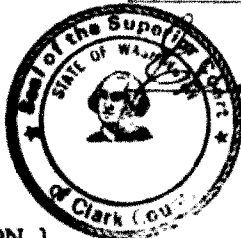
WITNESS my hand and the seal of said Court this 13th day of March, 1978.

WILMA SCHMIDT

Clerk of said Superior Court.



WILMA SCHMIDT, Clerk, Clark Co.



James McCauley
Deputy.

STATE OF WASHINGTON, }
County of Clark, }

CERTIFICATE OF TRANSCRIPT AND RECORDING

I, _____, County Clerk and Clerk of the above entitled Court,
do hereby certify that the foregoing letters testamentary have been by me duly recorded as required by
law, and that the above LETTERS TESTAMENTARY is a true and correct copy of the original on file
and recorded in this office, AND THAT THE SAME ARE STILL OF FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, I have hereunto set my hand and official Seal of the above entitled Court
this _____ day of _____, 19____.

Clerk of said Superior Court.

Deputy.

375 ✓

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR CLARK COUNTY

IN THE MATTER OF THE ESTATE) NO. **24961**
))
) APPOINTMENT OF RESIDENT
) AGENT
OF)
BERTHA M. BARNHART,)
) Deceased.)

The Personal Representative hereby appoints Dale W. Read
Attorney, whose address is 604 W Evergreen Blvd., P. O. Box 388,
Vancouver, Washington 98660, as his resident agent, pursuant
to RCW 11.36.010.

DATED on _____, March, _____, 1978.

Personal Representative
Donald F. Barnhart
Donald F. Barnhart

A C C E P T A N C E

The undersigned hereby accepts the foregoing appointment.

Dale W. Read
Resident Agent.

FILED
MAR 13 1978

WILMA SCHMIDT, Clerk, Clark Co.

4

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR CLARK COUNTY

IN THE MATTER OF THE ESTATE OF) NO. **24961**
)
BERTHA M. BARNHART,) NOTICE OF PROBATE
) PROCEEDINGS
Deceased.)

NOTICE IS HEREBY GIVEN that on March 13, 1978

the undersigned was appointed and has since qualified as
Personal Representative of the above estate and probate pro-
ceedings are pending the above Court.

DATED on March 13, _____, 1978.

Ann F. Lee
Personal Representative

340 Beach Park Blvd.
Address

Foster City, CA 94404
City

FILED
MAR 15 1978

WILMA SCHMIDT, Clerk, Clerk Co.

NOTICE OF PROBATE PROCEEDINGS

1
2
3
4
5
6
7
8
9

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR CLARK COUNTY

IN THE MATTER OF THE ESTATE) No. 2 4 9 6 1
)
Of) INVENTORY
)
BERTHA M. BARNHART,)
Deceased.)

STATE OF CALIFORNIA)
:
COUNTY OF SAN MATEO)

The undersigned Personal Representative of the above
estate solemnly affirms as follows:

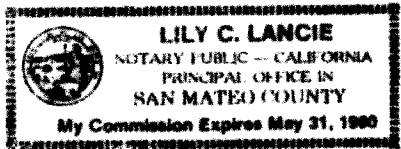
1. The annexed schedule, consisting of two pages,
is a true inventory of all of the property of the above estate
subject to jurisdiction of this court which has come into the
possession or knowledge of the Personal Representative including
a statement of all encumbrances, liens or other secured charges
against any item.

2. The fair net value has been determined by the
Personal Representative after deducting encumbrances, liens,
and other secured charges and has been set opposite such items
on the copies included in the copy filed in Court.

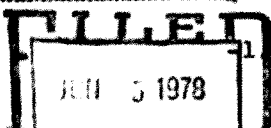
Donald F. Barnhart
Donald F. Barnhart
Personal Representative

SUBSCRIBED AND SWORN to before me this 31st day of May
1978.

Lily C. Lencie
Notary Public in and for the
State of CALIFORNIA, residing
at BURLINGAME.



INVENTORY



WILMA SCHMIDT, Clerk, Clark Co.

READ, WOLFE, HANNAN & MERCER, P.S.
ATTORNEYS AT LAW
804 WEST EVERGREEN BOULEVARD
POST OFFICE BOX 886
VANCOUVER, WASHINGTON 98666
(206) 693-4701

13

INVENTORY
ESTATE OF BERTHA M. BARNHART
CLARK COUNTY PROBATE NO. 24961

I. REAL ESTATE:

As

1. All of Block THREE of Rasmussen's Addition to the Town of LaCenter, Clark County, Washington according to the duly recorded plat thereof.

Assessor's Number 64220-000

\$

2. All of Block FOUR of Rasmussen's Addition to the Town of LaCenter, Clark County, Washington, according to the duly recorded plat thereof.

Assessor's Number 64230-000

3. All of Block NINE of Rasmussen's Addition to the Town of LaCenter, Clark County, Washington, according to the duly recorded plat thereof.

Assessor's Number 64320-000

4. All of Block TEN of Rasmussen's Addition to the Town of LaCenter, Clark County, Washington, according to the duly recorded plat thereof.

Assessor's Number 64330-000

5. Lots ONE through EIGHT, being all of Block TWENTY-TWO of the Town of LaCenter, Clark County, Washington, according to the duly recorded plat thereof.

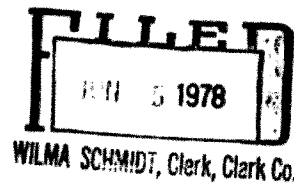
Assessor's Numbers 63490-63500--63510-63420

6. Beginning at the intersection of the West line of "E" Street and the center line of Third Street, according to the plat of LaCenter, and running thence Northerly along the West line of "E" Street to the centerline of 4th Street; thence running Westerly along the centerline of 4th Street as platted to the centerline of "F" Street; thence running Northerly along the Centerline of "F" Street to its intersection with the North line of 5th Street; thence South 74° West along the North line of said 5th Street and as projected to the Centerline of East Fork of Lewis River; thence Southerly along the centerline of East Fork of Lewis River to its intersection with the centerline of 3rd Street as extended; thence Easterly along said centerline of 3rd street to the point of beginning. (Being vacated Blocks 19,20, and 21 of Town of LaCenter, and a portion of John Timmons and Andrew Brezee Homestead Claim).

Assessor's Number 62640

1

7. Beginning at the Northwest corner of Section 3, Township 4 North of Range 1 East of Willamette Meridian; thence running East along the North line of said Section 3, 18.45 chains, more or less, to a point in the center of the County Road, North 16° West 20.69 feet from the Northwest corner of Block 3 of Rasmussen's Addition to the Town of LaCenter, County of Clark, State of Washington, according to the duly recorded plat thereof; thence South 16° East 1463.83 feet, more or less, along the West line of said Rasmussen's addition to the North line of Fifth Street, according to the official plat of said Town of LaCenter; thence South 74° West, along



7. continued:

the North line of said Fifth Street, and as extended to the intersection with the centerline of the East Fork of Lewis River; thence continuing downstream along the centerline of said River to the intersection of the West line of said Section 3; thence North along the said West line of Section 3 to the point of beginning. EXCEPT portions lying with County or Public Roads.

Assessor's Number 209479

\$1

8. All that portion of the Northwest Quarter of Section 2, Township 4 North of Range 1 East of Willamette Meridian that lies South and West of the East Fork of Lewis River, Clark County, Washington.

Assessor's Number 209486-000

TOTAL REAL ESTATE

II. STOCKS & BONDS:

III. MORTGAGES AND CONTRACTS:

IV. BANK ACCOUNTS: None Probated

V. FURNITURE & PERSONEL EFFECTS:

VI. OTHER PERSONAL PROPERTY:

1952 Ford Pickup Serial #FIR2RH12504

Misc. Farm Machinery

Death Settlement- under 4.20.0456 RCW

TOTAL OTHER PROPERTY

FILED
JUL 5 1978
WILMA SCHMIDT, Clerk, Clark Co.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR CLARK COUNTY

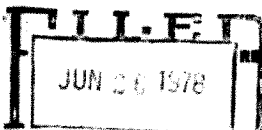
IN THE MATTER OF THE ESTATE) NO. 2 4 9 6 1
)
OF) PETITION FOR AUTHORITY
) TO COMPROMISE CLAIM
8 BERTHA M. BARNHART,)
)
9 Deceased.)

COMES NOW the Personal Representative of the above entitled
estate and petitions the Court as follows:

That the above named decedent died on February 23, 1978
of multiple traumatic injuries received in a motor vehicle accident,
that date, occurring at the intersection of State Highway 502 and
50th Avenue. That on behalf of the above named decedent the Personal
Representative has undertaken negotiations for a settlement in
connection with the accident on behalf of the estate, asserting a
claim under the provisions of RCW 4.20.046; that giving consideration
to the fact that the above named decedent was 80 years of age at the
time of the accident and was not gainfully employed, but did have
assets that required personal care and attention and produced income
for the decedent, and giving consideration to all other aspects;
and the results of such negotiation having produced an opportunity
for a settlement upon a payment to the estate of the sum of \$4,500.00
plus the payment, in addition, of the actual funeral expenses and
the same having been considered by the Personal Representative and
the other heirs of the above named decedent and being approved by
them,

NOW, THEREFORE, the Personal Representative herewith
petitions the Court for authority to enter into a compromise settle-
ment as indicated above and for the entry of an Order authorizing

PETITION FOR AUTHORITY
TO COMPROMISE CLAIM -1-



WILMA SCHMIDT, Clerk, Clark Co.

REED D. WOLFE, HANNAN & MERCER, P.S.
ATTORNEYS AT LAW
604 WEST EVERGREEN BOULEVARD
POST OFFICE BOX 388
VANCOUVER, WASHINGTON 98666
(206) 693-4791

14

1 and approving the Personal Representative to so enter into such
2 a settlement and authorizing the furnishing of full and complete
3 releases on behalf of the estate.

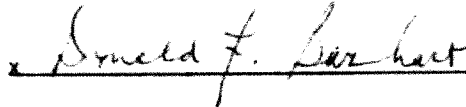
4
5
6
7


Dale W. Read
Of Attorneys for Personal Representative

8 STATE OF CALIFORNIA)
9 COUNTY OF SAN MATEO) : ss.

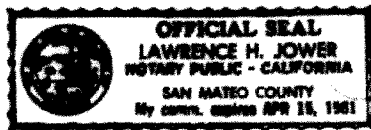
10 DONALD F. BARNHART, being first duly sworn, on oath deposes
11 and says: That he is the Personal Representative in the above en-
12 titled action, that he has read the above and foregoing Petition for
13 Authority to Compromise Claim, knows the contents thereof and believes
14 the same to be true.


15
16


Donald F. Barnhart

17 SUBSCRIBED AND SWORN to before me this 20th day of
18 June, 1978.

19
20
21
22
23
24
25
26
27
28
29
30
31




Notary Public in and for the State of
California
Residing at 1106 Halsey Blvd.
Foster City, Ca.

32 PETITION FOR AUTHORITY
TO COMPROMISE CLAIM -2-

READ, WOLFE, HANNAN & MERCER, P. S.
ATTORNEYS AT LAW
804 WEST EVERGREEN BOULEVARD
POST OFFICE BOX 388
VANCOUVER, WASHINGTON 98666
(206) 693-4791

1
2
3
4
5
6
7
8
9

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR CLARK COUNTY

IN THE MATTER OF THE ESTATE) NO. 24961
)
OF) ORDER AUTHORIZING APPROVAL
) OF COMPROMISE CLAIM
BERHTA M. BARNHART,)
)
Deceased.)

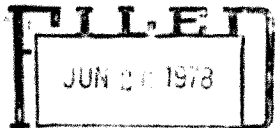
10 THIS MATTER coming on regularly for hearing before the
11 Court upon petition of the Personal Representative who was present
12 in person, and it appearing to the Court from the facts and circum-
13 stances that the compromise settlement authorized and available is
14 fair and reasonable on behalf of the estate and that the same has
15 been considered by the Personal Representative and other heirs of
16 the estate and approved by them,

17 NOW, THEREFORE, IT IS HEREBY ORDERED that the Personal
18 Representative be, and he hereby is authorized to enter into a
19 compromise settlement upon the payment to the estate of the sum of
20 \$4,500.00, together with the payment and reimbursement of the funeral
21 expenses incurred, and the Personal Representative is further authorized
22 to execute releases in exchange for such payment which releases fully,
23 acquits and discharges the adverse driver or drivers of and from
24 financial responsibility to the above entitled estate arising out of
25 the motor vehicle accident and the death of the above named decedent.

26 DATED this 26th day of June, 1978.

Robert D. J. Miller
JUDGE

29 Presented by:
30 *Dale W. Read*
31 Dale W. Read
32 Of Attorneys for
Personal Representative



WILMA SCHMIDT, Clerk, Clark Co.

ORDER AUTHORIZING APPROVAL
OF COMPROMISE CLAIM

READ, WOLFE, HANNAH & MERCER, P. S.
ATTORNEYS AT LAW
804 WEST EVERGREEN BOULEVARD
POST OFFICE BOX 388
VANCOUVER, WASHINGTON 98668
(206) 693-4781

390

15



STATE OF WASHINGTON
 DEPARTMENT OF REVENUE
 INHERITANCE TAX DIVISION
 OLYMPIA 98504

IN THE SUPERIOR COURT OF THE STATE OF
 WASHINGTON

For CLARK County

IN PROBATE

In the Matter of the Estate of

BERTHA M. BARNHART

Deceased

No. 24961

INHERITANCE TAX RELEASE

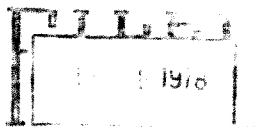
Comes now the Supervisor of the Inheritance Tax and Escheat Division of the Department of Revenue of the State of Washington, and pursuant to the provisions of Chapter 292, Laws of 1961, Section 22, (RCW 83.44.110) hereby determines that, based on the records and files of the Division, the inheritance tax liability to the State of Washington has been fully discharged.

Dated at Olympia, Washington, this 6th day of September, 1978

Harriet E. G...

Superior

CAB:cf
 Attorneys for Estate



WILMA SCHMIDT, Clerk, Clerk C

Dale W. Read, Attorney
 READ, WOLFE, HANNAN & MERCER
 PO Box 388
 Vancouver, WA 98666

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR CLARK COUNTY

IN THE MATTER OF THE ESTATE) No. 24961
Of)
BERTHA M. BARNHART,) RECEIPT AND WAIVER OF NOTICE
Deceased.) OF FILING OF DECLARATION OF
COMPLETION OF PROBATE

The undersigned, an heir of the above named decedent,
does hereby acknowledge receipt of a copy of the Declaration
of Completion of Probate and waives notice of the filing of
any Declaration of Completion of Probate in the above estate.

The undersigned does further hereby acknowledge that he/she
understands that the Personal Representative of the above estate
does not intend to submit a formal accounting to the court for
approval or to obtain a court order approving the amount of
fees charged by the personal representative or the attorneys,
accountants or appraisers of the estate.

AND THE UNDERSIGNED heir does further acknowledge
Receipt of full distribution share under the Will of Decedent
and under the Declaration of Completion.

DATED this 22 day of October, 1978.

Phyllis E. Kaye
HEIR

FILED
NOV 2 1978
WILMA SCHMIDT, Clerk, Clark Co.

Receipt and Waiver
of Notice

READ, WOLFE, HANNAN & MERCER, P.S.
ATTORNEYS AT LAW
804 WEST EVERGREEN BOULEVARD
POST OFFICE BOX 388
VANCOUVER, WASHINGTON 98666
(206) 693-4781

17

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR CLARK COUNTY

IN THE MATTER OF THE ESTATE) No. 2 4 9 6 1
Of)
BERTHA M. BARNHART,) RECEIPT AND WAIVER OF NOTICE
Deceased.) OF FILING OF DECLARATION OF
COMPLETION OF PROBATE

The undersigned, an heir of the above named decedent, does hereby acknowledge receipt of a copy of the Declaration of Completion of Probate and waives notice of the filing of any Declaration of Completion of Probate in the above estate. The undersigned does further hereby acknowledge that he/she understands that the Personal Representative of the above estate does not intend to submit a formal accounting to the court for approval or to obtain a court order approving the amount of fees charged by the personal representative or the attorneys, accountants or appraisers of the estate.

AND THE UNDERSIGNED heir does further acknowledge Receipt of full distribution share under the Will of Decedent and under the Declaration of Completion.

DATED this 30 day of October, 1978.

William C Barnhart
H E I R

FILED
NOV 2 1978

WILMA SCHMIDT, Clerk, Clark Co.

Receipt and Waiver
of Notice

READ, WOLFE, HANNAN & MERCER, P.S.
ATTORNEYS AT LAW
804 WEST EVERGREEN BOULEVARD
POST OFFICE BOX 388
VANCOUVER, WASHINGTON 98664
(206) 693-4791

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR CLARK COUNTY

IN THE MATTER OF THE ESTATE) No. 2 4 9 6 1
Of)
BERTHA M. BARNHART,) RECEIPT AND WAIVER OF NOTICE
Deceased.) OF FILING OF DECLARATION OF
COMPLETION OF PROBATE

The undersigned, an heir of the above named decedent,
does hereby acknowledge receipt of a copy of the Declaration
of Completion of Probate and waives notice of the filing of
any Declaration of Completion of Probate in the above estate.
The undersigned does further hereby acknowledge that he/she
understands that the Personal Representative of the above estate
does not intend to submit a formal accounting to the court for
approval or to obtain a court order approving the amount of
fees charged by the personal representative or the attorneys,
accountants or appraisers of the estate.

AND THE UNDERSIGNED heir does further acknowledge
Receipt of full distribution share under the Will of Decedent
and under the Declaration of Completion.

DATED this 11 day of October, 1978.

Barbara L. Barnhart
HEIR

FILED
NOV 2 1978
WILMA SCHMIDT, Clerk, Clark Co.

Receipt and Waiver
of Notice

READ, WOLFE, HANNAN & MERCER, P.S.
ATTORNEYS AT LAW
804 WEST EVERGREEN BOULEVARD
POST OFFICE BOX 586
VANCOUVER, WASHINGTON 98666
(206) 593-4781

17

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR CLARK COUNTY

IN THE MATTER OF THE ESTATE) No. 24961
Of)
BERTHA M. BARNHART,) DECLARATION OF COMPLETION
Deceased.) OF PROBATE WITH WILL

Donald F. Barnhart, the Personal Representative of the above estate who has acquired nonintervention powers, makes this Declaration of Completion of Probate.

1. SIGNIFICANT FACTS, EVENTS AND DATES: Significant facts, events and dates in connection with the decedent and the probate of the estate are as follows:

	Date
Decedent's death	February 23, 1978
Decedent's residence at time of death LaCenter, Washington	
Decedent died testate	
Appointment of Personal Representative	March 13, 1978
Mailing of Notice of Appointment and Pendency of Probate Proceedings (Affidavit of mailing Notice to each applicable heir and distributee is on file)	March 14, 1978
Publication of Notice to Creditors Newspaper <u>The Reflector</u>	<div data-bbox="1079 1375 1347 1501" data-label="Image"> </div>
Date of first publication (Affidavit of Publication is on file)	March 16, 1978
Notice to Creditors filed	March 15, 1978
Expiration of time within which creditors must file claims	July 16, 1978

2. CREDITORS: Each creditor's claim which was justly due and properly presented as required by law has been paid or otherwise disposed of by agreement with the creditor.

Declaration of Completion
of Probate With Will

READ, WOLFE, HANNAN & MERCER, P.S.
ATTORNEYS AT LAW
604 WEST EVERGREEN BOULEVARD
POST OFFICE BOX 388
VANCOUVER, WASHINGTON 98668
(206) 693-4781

364

18

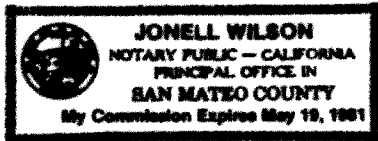
1 STATE OF CALIFORNIA)
2 : ss.
3 COUNTY OF SAN MATEO)

4 The undersigned, being first duly sworn, on oath,
5 deposes and says: That he is the Personal Representative herein;
6 and has read the above and foregoing, knows the contents thereof
7 and believes the same to be true.

8 Donald F. Barnhart
9 Donald F. Barnhart
10 Personal Representative

11 SUBSCRIBED AND SWORN to before me this 25th day
12 of OCTOBER, 1978.

13 Jonell Wilson
14 Notary Public in and for the State
15 of California, residing at
16 SAN MATEO County.



17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32 Declaration of Completion
of Probate With Will

- 3 & Last -

READ, WOLFE, HANNAN & MERCER, P.S.
ATTORNEYS AT LAW
604 WEST EVERGREEN BOULEVARD
POST OFFICE BOX 888
VANCOUVER, WASHINGTON 98660
(206) 693-4781

SCHEDULE "A"

The following described real property passed on to Donald F. Barnhart, William C. Barnhart and Phyllis Kays, equally, share and share alike:

I. REAL ESTATE:

1. All of Block THREE of Rasmussen's Addition to the Town of LaCenter, Clark County, Washington according to the duly recorded plat thereof.

Assessor's Number 64220-000

2. All of Block FOUR of Rasmussen's Addition to the Town of LaCenter, Clark County, Washington, according to the duly recorded plat thereof.

Assessor's Number 64230-000

3. All of Block NINE of Rasmussen's Addition to the Town of LaCenter, Clark County, Washington, according to the duly recorded plat thereof.

Assessor's Number 64320-000

4. All of Block TEN of Rasmussen's Addition to the Town of LaCenter, Clark County, Washington, according to the duly recorded plat thereof.

Assessor's Number 643330-000

5. Lots ONE through EIGHT, being all of Block TWENTY-TWO of the Town of LaCenter, Clark County, Washington, according to the duly recorded plat thereof.

Assessor's Numbers 63490-63500--63510-63420

6. Beginning at the intersection of the West line of "E" Street and the center line of Third Street, according to the plat of LaCenter, and running thence Northerly along the West line of "L" Street to the centerline of 4th Street; thence running Westerly along the centerline of 4th Street as platted to the centerline of "F" Street; thence running Northerly along the Centerline of "F" Street to its intersection with the North line of 5th Street; thence South 74° West along the North line of said 5th Street and as projected to the Centerline of East Fork of Lewis River; thence Southerly along the centerline of East Fork of Lewis River to its intersection with the centerline of 3rd Street as extended; thence Easterly along said centerline of 3rd street to the point of beginning. (Being vacated Blocks 19, 20, and 21 of Town of LaCenter, and a portion of John Timmons and Andrew Brezee Homestead Claim).

Assessor's Number 62640

7. Beginning at the Northwest corner of Section 3, Township 4 North of Range 1 East of Willamette Meridian; thence running East along the North line of said Section 3, 18.45 chains, more or less, to a point in the center of the County Road, North 16° West 20.69 feet from the Northwest corner of Block 3 of Rasmussen's Addition to the Town of LaCenter, County of Clark, State of Washington, according to the duly recorded plat thereof; thence South 16° East 1463.83 feet, more or less, along the West line of said Rasmussen's addition to the North line of Fifth Street, according to the official plat of said Town of LaCenter; thence South 74° West, along

SCHEDULE "A" (Continued)

7. continued:

the North line of said Fifth Street, and as extended to the intersection with the centerline of the East Fork of Lewis River; thence continuing downstream along the centerline of said River to the intersection of the West line of said Section 3; thence North along the said West line of Section 3 to the point of beginning. EXCEPT portions lying with County or Public Roads.

Assessor's Number 209479

8. All that portion of the Northwest Quarter of Section 2, Township 4 North of Range 1 East of Willamette Meridian that lies South and West of the East Fork of Lewis River, Clark County, Washington.

Assessor's Number 209486-000

AFFIDAVIT

IN SUPPORT OF COMMUNITY PROPERTY AGREEMENT

STATE OF WASHINGTON)
 County of Clark) ss.

I, BERTHA BARNHART, being first duly sworn, on oath, depose and state:

1. This affidavit is for the purpose of supplying information for record pertaining to that certain Community Property Agreement executed by Clarence R. Barnhart and Bertha Barnhart, husband and wife, which agreement was dated September 4, 1964, and which was recorded September 9, 1964 under auditor's file No. G394292 and 603245 and also for the estate of Clarence R. Barnhart, deceased, one of the parties to said agreement. It is intended that the statements set forth herein shall be considered representations of fact which may be relied upon by all parties dealing with the real estate described on Exhibit "A" attached and made a part hereof.

2. Clarence R. Barnhart died on October 7, 1967, in La Center, Clark County, Washington.

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

4. The community estate of the decedent and wife, Bertha Barnhart was of the net appraised value of Forty-eight Thousand One Hundred Nineteen and 09/100 (\$48,119.09), including the real property with the value as listed on Exhibit "A".

5. The decedent left no separate estate.

6. All obligations of the community owing at the date of death of decedent have been paid in full, and all expenses of last sickness and for funeral services have been paid.

7. Attached hereto marked Exhibit "B" is the release of the Inheritance Tax Division of the Washington State Tax Commission.

1. All of Blocks 3, 4, 9 and 10, of Rasmussen's Addition to the Town of La Center, Washington, according to the duly recorded plat thereof.

ALSO, Lots 1 and 8 and Block 8 and all of Block 22 of the Town of La Center, Washington.

Also, beginning at the Northwest corner of Section 3 Township 4 North of Range 1 East; thence running East along the North line of the said Section 3, 18.45 chains, more or less, to a point in the center of the County Road, North 15° West 20.69 feet from the Northwest corner of Block 3 of "RASMUSSEN'S ADDITION" to the Town of La Center, in the County of Clark, and State of Washington, according to the official plat thereof; thence South 16° East 1463.83 feet, more or less, along the West line of the said "Rasmussen's Addition" to La Center, to the North line of Fifth Street according to the official plat of said Town of La Center; thence South 74° West, along the North line of the said Fifth Street 550 feet, more or less, to the intersection of the center line of "F" Street, according to the said plat of La Center; thence Southely, along the said center line of "F" Street to intersect the center line of Fourth Street; thence Easterly, along the said center line of Fourth Street to intersect the West line of "E" Street of the said plat; thence Southerly along the West line of said "E" Street, to intersect the center line of Third Street of the said plat; thence Westerly along the center line of Third Street to intersect the projection of the West line of Lots 1 and 8 of Block 8 of the said plat of La Center; thence Southerly, along the West line of the said Lots 1 and 8 of the said Block 8 crossing Second Street and along the West line of Lots 1 and 8 of Block 5 of the said plat of La Center, continuing Southward to the center line of the E Fork of Lewis River; thence down stream along the center line of the E Fork of Lewis River to intersect the South line of the NW $\frac{1}{4}$ of the said Section 3; thence West along the said South line to the $\frac{1}{4}$ post on the West line of the said Section 3; thence North along the said West line of the said Section 3 to the point of beginning.

Assessed value:	\$8,705.00
Market value:	38,000.00

Form 511 - 7/10/67

INHERITANCE TAX DIVISION
DEPARTMENT OF REVENUE
STATE OF WASHINGTON

CLARK COUNTY

In the Matter of the Estate of)	
)	
)	NO PROBATE RELEASE
)	OF
CLARENCE R. BARNHART)	INHERITANCE TAX LIEN
Deceased)	

In accordance with the showing made to this Division, pursuant to RCW 83.24.010, we hereby find that the property not probated in the above estate, as disclosed by said showing, is not subject to inheritance tax in this state, said property being described as follows:

All of Blocks 3, 4, 9 and 10, of Rasmussen's Addition to the Town of La Center, Washington, according to the duly recorded plat thereof.

ALSO, Lots 1 and 8 and Block 8 and all of Block 22 of the Town of La Center, Washington

Also, beginning at the Northwest corner of Section 3 Township 4 North of Range 1 East; thence running East along the North line of the said Section 3, 18.45 chains, more or less, to a point in the center of the County Road, North 16 degrees West 20.69 feet from the Northwest corner of Block 3 of "RASMUSSEN'S ADDITION" to the Town of La Center, in the County of Clark, and State of Washington, according to the official plat thereof; thence South 16 degrees East 1463.83 feet, more or less, along the West line of the said "Rasmussen's Addition" to La Center, to the North line of Fifth Street according to the official plat of said Town of La Center; thence South 74 degrees West, along the North line of the said Fifth Street 330 feet, more or less, to the intersection of the center line of "F" Street, according to the said plat of La Center; thence Southerly, along the said center line of "F" Street to intersect the center line of Fourth Street; thence Easterly, along the said center line of Fourth Street to intersect the West line of "G" Street of the said plat; thence Southerly along the West line of said "G" Street, to intersect the center line of Third Street of the said plat; thence Westerly along the center line of Third Street to intersect the projection of the West line of Lots 1 and 8 of Block 8 of the said plat of La Center; thence Southerly, along the West line of the said Lots 1 and 8 of the said Block 8 crossing Second Street and along the West line of Lots 1 and 8 of Block 5 of the said plat of La Center, continuing Southward to the center line of the E Fork of Lewis River; thence down stream along the center line of the E Fork of Lewis River to intersect the South line of the NW 1/4 of the said Section 3; thence West along the said South line to the 4 post on the West line of the said Section 3; thence North along the said West line of the said Section 3 to the point of beginning.

688677

Estate of
CLARENCE R. BARNHART, Deceased
No Probate Clark County

January 15, 1968

Farm implements

5 calves

11 cattle

1952 Ford Pickup truck

Household furniture

Bank Accounts:

Seattle First National Bank - Vancouver Br.
Savings
Checking

First Federal Savings & Loan Assn.
Basel Dell Branch

Insurance on decedent

DATED at Olympia, Washington the 15th day of January 1968

GEORGE KIDDEAR, Supervisor
Inheritance Tax & Escheat
Division of the Department of Revenue

By: *[Signature]*
W. J. Mirell
Deputy Supervisor

WJP:hj

FILED FOR RECORD
CLARK CO. WASH.

Duane Lanevech
Jan 17 1 21 PM '68 *600*

AUDITOR DON BONKER

*1111 Broadway
-1 City*

G394292

603245

FILED FOR RECORD
CLARK CO., WASH.

BY Bertha Barnhart
FEE 2.00
SEP 9 2 15 PM '64

Agreement as to Status of Community Property

After Death of One of the Spouses

DOCUMENT NO. _____
REGISTER Bartha Barnhart
La Center, Wash
P.O. Box 113

Know All Men by These Presents:

That this agreement, made and entered into this 14th day of September, 1964,
by and between Clarence R. Barnhart
and Bertha Barnhart, husband and wife,
residing in Clark County, State of Washington.

WITNESSETH, That whereas the said parties hereto are owners of certain community property, and are desirous that said property, together with all other community property, either real or personal, that may hereafter be acquired, shall pass, without delay or expense, upon the death of either, to the survivor.

NOW, THEREFORE, for and in consideration of the sum of One (\$1.00) Dollar, the receipt of which is hereby acknowledged by each party hereto, and, also, in consideration of the love and affection that each of said parties bears for the other, it is hereby agreed that in the event of the death of

said Clarence R. Barnhart while said Bertha Barnhart survives then the whole of said community property now owned together with all other community property, real or personal, that may hereafter be acquired, shall at once vest in said

Bertha Barnhart in fee simple; and in the event of the death of said

Bertha Barnhart while the said Clarence R. Barnhart survives then the whole of said community property now owned together with all other community property, real and personal, that may hereafter be acquired, shall at once vest in said

Clarence R. Barnhart in fee simple.

IN WITNESS WHEREOF, the said Clarence R. Barnhart and Bertha Barnhart have hereunto set their hands and seals the day and date first above written.

Signed, Sealed and Delivered in the Presence of
Alfred E. Soehl Clarence R. Barnhart (SEAL)
Margaret E. Soehl Bertha Barnhart (SEAL)

STATE OF WASHINGTON,)
County of CLARK) SS.

This is to certify that on this 14th day of September, 1964, before me
M. Himm a Notary Public in and for the State of Washington
duly commissioned and sworn, personally came Clarence R. Barnhart

and Bertha Barnhart husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.
M. Himm

Notary M. Himm of the State of Washington residing at La Center, Washington therein.

Please file this agreement with your county auditor. The surviving spouse should present this agreement to the Inheritance Division of the State Tax Commission, Olympia, Wash. and get an Inheritance Tax clearance.

G149094

Bk. 600, pg. 7

COMMUNITY PROPERTY AGREEMENT.

THIS AGREEMENT, made and entered into this 27th day of May 1954 by and between Clarence R. Barnhart and Bertha Barnhart, husband and wife, residing at La Center, Washington.

WITNESSETH: that in consideration of the relationship of husband and wife and the love and affection that each of said parties has for each other, it is hereby agreed by and between them, that the whole of said community property, now owned by them, both real and personal, of whatever kind or nature, and wherever situated, or such community property as may hereafter be acquired by them, in case of the death of Clarence R. Barnhart, while Bertha Barnhart survives, the whole of such community property shall immediately vest in the said Bertha Barnhart, in fee simple, and in the event of the death of the said Bertha Barnhart, leaving the said Clarence R. Barnhart surviving her, then the whole of said community property shall immediately vest in the said Clarence R. Barnhart in fee simple.

We, and each of us, do hereby declare that all of the property now owned by us or standing in the name of either of us is community property, and it is the will and intention of both of the parties hereto, that all of said property shall be community property in accordance with the laws of the State of Washington.

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

Bertha Barnhart
Clarence R. Barnhart

STATE OF WASHINGTON
County of Clark

THIS IS TO CERTIFY that on the 27th day of May 1954, before me, the undersigned Notary Public duly commissioned and sworn, personally came Clarence R. Barnhart and Bertha Barnhart, husband and wife to me known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.



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

Real Estate Excise Tax
Ch. 11 Rev. Laws 1961

EXEMPT

AND \$ 1831 Date 6-23-54

G149033

Eva King Burgett
Clark County Treasurer

Quit Claim Deed

Clarance R. Barnhart
Deed

THE GRANTOR Clarence R. Barnhart, husband of Bertha Barnhart, both of La Center, Washington

for and in consideration of love and affection for his wife, Bertha Barnhart.....

conveys and quit claims to his wife, Bertha Barnhart one half interest or one half ownership of the following described real estate, situated in the County of Clark.....

State of Washington:

All of Blocks 3, 4, 9 and 10, of Rasmussen's Addition to the Town of La Center, Washington according to the duly recorded plat thereof,

ALSO, Lots 1 and 8 of Block 8 and all of Block 22 of the Town of La Center, Washington, ALSO, beginning at the Northwest corner of Section Three (3), Township Four (4) North of Range One (1) East; thence running East, along the North line of the said Section Three (3), Eighteen and forty-five hundredths (18.45) chains, more or less, to a point in the center of the County Road, North 16 West Twenty and sixty-nine hundredths (20.69) feet from the Northwest corner of Block Three (3) of Rasmussen's Addition to the Town of La Center, in the County of Clark, and State of Washington, according to the official plat thereof; thence South 16 East Fourteen hundred sixty-three and eighty-three hundredths (1403.83) feet, more or less along the West line of the said Rasmussen's Addition to La Center, to the North line of Fifth Street according to the official plat of said Town of La Center; thence South 74 West along the North line of the said Fifth Street five hundred fifty (550) feet more or less, to the intersection of the center line of "A" Street, according to the said plat of La Center; thence Southerly, along the said center line of "A" Street to intersect the center line of Fourth Street; thence Easterly, along the said center line of Fourth Street to intersect the West line of "B" Street of the said plat; thence Southerly along the West line of said "B" Street, to intersect the center line of Third Street of the said plat; thence Westerly along the center line of Third Street to intersect the projection of the West line of Lots 1 and 8 of Block 8 of the said plat of La Center; thence Southerly, along the West line of said Lots One (1) and Eight (8) of the said Block 8 crossing Second Street and along the West line of Lots One (1) and Eight (8) of Block Five (5) of the said plat of La Center, continuing Southward to the center line of the East Fork of the Lewis River; thence down stream along the center line of the East Fork of Lewis River to intersect the South line of the Northwest quarter (34) of the said Section Three (3) thence West, along the said South line to the quarter post on the West line of the said Section Three (3); thence North, along the said West line of the said Section Three (3) to the place of beginning.

Dated this 20th day of May 1954

Clarance R. Barnhart (SEAL)

STATE OF WASHINGTON,
County of Clark

Clarance R. Barnhart

On this day personally appeared before me Clarence R. Barnhart.....
to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of May.....

W. H. Hinn
Notary Public in and for the State of Washington,
residing at La Center, Washington.

Dr. 500, P. 824
WASHINGTON
TITLE INSURANCE
COMPANY

D94440

Statutory Warranty Deed

THE GRANTOR S Clarence R. Barnhart and Bertha Barnhart, his wife

for and in consideration of TEN (\$10.00) Dollars
(\$), in hand paid, conveys and warrants to

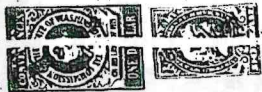
ARLINE BOTSFORD BROWN
the following described real estate, situated in the County of Clark State of Washington:

Lots One (1) and Eight(8) in Block Eight (8), Town of La Center, according to plat thereof recorded in volume "A" of plats, page 4, records of said County and that portion of vacated portion of said plat of La Center, described as follows:

Beginning at the intersection of the center line of Third Street in said plat, with the Westerly line of Lots 1 and 8 in Block 8 of said plat, projected Northerly; thence Southerly along the Westerly line of said Lots 1 and 8 in Block 8 and the Westerly line of Lots 1 and 8 in Block 5, projected South to the East Fork of Lewis River; thence Westerly and Northerly along Lewis River to intersect the center line of said Third Street; projected Westerly; thence Easterly along such projection of Third Street to the point of beginning; (Otherwise described as Lots 2 to 7, inclusive in Block 5; all of Blocks 6 and 7 and Lots 2 to 7 inclusive in Block 8 of the portion of the vacated plat of La Center, according to plat thereof recorded in volume "A" of plats, page 4, together with portions of vacated streets reverting thereto by operation of law)

The condition of this grant is that the grantee, his heirs, nor assigns shall never petition the vacation of that part of E Street lying between its intersection with Second Street and Third Street.

It is intended that where the East Fork of the Lewis River is mentioned in the foregoing description that such description contemplates conveyance to the center of such river.



Dated this 27 day of August, A. D. 19 38

Clarence R. Barnhart (SEAL)

Bertha Barnhart (SEAL)

STATE OF WASHINGTON,
County of Clark

On this day personally appeared before me Clarence R. Barnhart and Bertha Barnhart, his wife to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27 day of August 1938.



M. J. Linn
Notary Public in and for the State of Washington,
residing at La Center, Wash.
Recorded at 3:55 P.M., by Fletcher Daniels Abst. Co.,
Geo. W. Gallender, County Auditor.

094000

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That ROSE L. BARNHART, widow, for and in consideration of \$1.00 and other valuable consideration, does hereby convey and warrant to CLARENCE R. BARNHART, husband of BERTHA BARNHART of LaCenter, Washington, the following described real estate situated in the County of Clark, State of Washington, to-wit:

All of Blocks 3, 4, 9 and 10, of Rasmussen's Addition to the Town of LaCenter, Washington, according to the duly recorded plat thereof,

ALSO, Lots 1 and 8 of Block 8 and all of Block 22 of the Town of LaCenter, Washington,

ALSO, Beginning at the Northwest corner of Section Three (3), Township Four (4) North of Range One (1) East; thence running East, along the North line of the said Section Three (3), Eighteen and forty-five hundredths (18.45) chains, more or less, to a point in the center of the County Road, North 16° West Twenty and sixty-nine hundredths (20.69) feet from the Northwest corner of Block Three (3) of "RAS-MUSSEN'S ADDITION" to the Town of LaCenter, in the County of Clark, and State of Washington, according to the official plat thereof; thence South 16° East Fourteen hundred sixty-three and eighty-three hundredths (1463.83) feet, more or less, along the West line of the said "Rasmussen's Addition" to LaCenter, to the North line of Fifth Street according to the official plat of said Town of LaCenter; thence South 74° West, along the North line of the said Fifth Street Five hundred fifty (550) feet, more or less, to the intersection of the center line of "F" Street, according to the said plat of LaCenter; thence Southerly, along the said center line of "F" Street to intersect the center line of Fourth Street; thence Easterly, along the said center line of Fourth Street to intersect the West line of "E" Street of the said plat; thence Southerly along the West line of said "E" Street, to intersect the center line of Third Street of the said plat; thence Westerly along the center line of Third Street to intersect the projection of the West line of Lots One (1) and Eight (8) of Block Eight (8) of the said plat of LaCenter; thence Southerly, along the West line of the said Lots One (1) and Eight (8) of the said Block Eight (8) crossing Second Street and along the West line of Lots One (1) and Eight (8)



of Block Five (5) of the said plat of LaCenter, continuing Southward to the centerline of the East Fork of Lewis River; thence down stream along the center line of the East Fork of Lewis River to intersect the South line of the Northwest quarter (NW¹/₄) of the said Section Three (3); thence West, along the said South line to the quarter post on the West line of the said Section Three (3); thence North, along the said West line of the said Section Three (3) to the place of beginning.

Dated the 1st day of August, 1938.

Rose L. Barnhart

STATE OF WASHINGTON)
COUNTY OF CLARK) SS.

On this day personally appeared before me Rose L. BARNHART, to me known to be the individual described in and who executed the above instrument, and acknowledged to me that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 1st day of August, 1938.



Dale M. Muller
Notary Public and for the State of Washington, residing at Vancouver, therein.

Recorded Aug. 18, 1938 at 1:07 P.M. by C. E. Barnhart.
Geo. W. Callender, County Auditor.