

When recorded, please return to:  
Marcus J. Fry  
P.O. Box 1689  
Yakima WA 98907

REAL ESTATE EXCISE TAX	
PAID	
AMT	None
DATE	NOV 29 2006
AFF	388782
BY	<i>[Signature]</i>
ILENE THOMSON, TREASURER	

YAKIMA COUNTY WASHINGTON

Title of Instrument: Quit Claim Deed  
Reference Number(s) of Documents Assigned or Released: N/A  
Grantor(s): Joe Nels and Deeann Trepanier, husband and wife, and Joe Nels Trepanier, Personal Representative of the Estate of Edward J. Trepanier  
Grantee(s): Dave E. Trepanier, a single person, as his separate estate  
Abbreviated Legal Description: Lots 1 through 4 of Short Plat 85-158, recorded under Auditor's File No. 2739856; Lots 1 through 3 of Short Plat 83-152, recorded under Auditor's File No. 2685201; Lots 3 and 4 of Short Plat 85-215, recorded under Auditor's File No. 2742904; full legal descriptions on Page 2  
Assessor's Property Tax Parcel/Account Numbers: 171422-31401, 31402, 31403, 42404; 171422-24405, 24406 and 24407; 171422-13402, -13403

### QUIT CLAIM DEED

**Recital:** Edward J. Trepanier died testate on December 20, 2000 and his Last Will and Testament, executed by him on November 8, 1999, was filed for probate in Yakima County Superior Court Cause No. 01-4-00045-1. Pursuant to the Last Will and Testament of Edward J. Trepanier, Joe N. Trepanier and Dave E. Trepanier were bequeathed specific items of his estate and were also given the residuary of his estate to split fifty-five percent and forty-five percent respectively. The assets of the residuary estate consisted mainly of real property and mobile homes, which cannot be easily divided. This being the case, Joe N. Trepanier and Dave E. Trepanier entered into an Agreement under THE TRUST AND ESTATE DISPUTE RESOLUTION ACT ("TEDRA"), RCW Chapter 11.96A, on October 26, 2006, which Agreement was filed in Yakima County Superior Court under the above-referenced cause number and which has the same effect as a court order under TEDRA. Pursuant to said Agreement, in order for the parties to obtain an estate distribution which they believe is consistent with the terms of the Last Will and Testament of Edward J. Trepanier, it was necessary for each of the parties to utilize some of his own property to equalize the distribution from the estate, which is the reason why Deeann Trepanier, the spouse of Joe N. Trepanier, is also made a party to this conveyance of property.

QUIT CLAIM DEED - 1  
7999-01\me\trepanier joe\general\deeds\QCD TO DAVE

Law Offices  
LYON WEIGAND & GUSTAFSON PS  
Lyon Law Offices - 222 North Third Street  
P.O. Box 1689  
Yakima, Washington 98907  
Telephone (509) 248-7220  
Fax (509) 575-1883



7538433  
Page: 1 of 4  
11/29/2006 04:09P  
Yakima Co, WA

Grantors, JOE NELS TREPANIER and DEEANN TREPANIER, husband and wife, and JOE NELS TREPANIER, as the Personal Representative of the Estate of EDWARD J. TREPANIER, Deceased, in Yakima County, Washington, Superior Court Cause No. 01-4-00045-1, authorized by court order granting nonintervention powers to Joe N. Trepanier, as Personal Representative entered on June 13, 2002, to settle said estate without the intervention of any court, in consideration of settlement of the estate and pursuant to the Agreement under TEDRA dated October 26, 2006, do convey and quit claim to **Grantee, DAVE E. TREPANIER, a single person, as his separate estate**, any and all interest that the Grantors may own, possess, or otherwise be entitled to, together with all after acquired title of the Grantors, in the following described real estate situated in the County of Yakima, State of Washington:

Lots 1, 2, 3, & 4, of Short Plat No. 85-158, recorded under Auditor's File No. 2739856, records of Yakima County, Washington.  
Assessor's Parcel Nos. 171422-31401, -31402, -31403, -42404

Lots 1, 2 and 3, of Short Plat filed in Book 83 of Short Plat, Page 152, under Auditor's File Number 2685201, records of Yakima County, Washington.  
Assessor's Parcel Nos. 171422-24405, -24406 & -24407

Lots 3 and 4, of Short Plat 85-215, recorded under Auditor's File No. 2742904, records of Yakima County, Washington.  
Assessor's Parcel Nos. 171422-13402, -13403.

TOGETHER WITH all water rights and appurtenances, including after acquired title, if any, thereunto belonging.

SUBJECT TO all pending and future litigation adjudicating and determining ground and surface waters in any water drainage basin of which the property is a part.

SUBJECT TO rights reserved in federal patents, state or railroad deeds; building or use restrictions general to the area; zoning regulations; all rights of way, easements, reservations, restrictions, agreements, covenants and conditions appearing in the record of title or apparent on inspection of said premises and/or plat.

DATED this 20<sup>th</sup> day of November, 2006.

QUIT CLAIM DEED - 2  
7999-01\me\trepanier joe\general\deeds\QCD TO DAVE

Law Offices  
LYON WEIGAND & GUSTAFSON PS  
Lyon Law Offices - 222 North Third Street  
P.O. Box 1689  
Yakima, Washington 98907  
Telephone (509) 248-7220  
Fax (509) 575-1883



7538433  
Page: 2 of 4  
11/29/2006 04:09P  
Yakima Co, WA

Joe Nels Trepanier  
JOE NELS TREPANIER, as Personal  
Representative of the Estate of EDWARD  
J. TREPANIER, Deceased

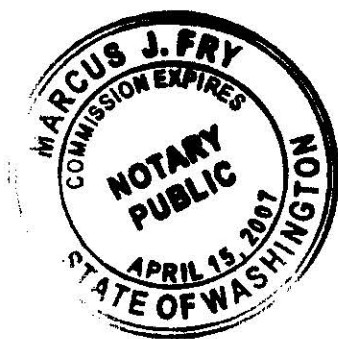
Joe Nels Trepanier  
JOE NELS TREPANIER

Dee Ann Trepanier  
DEEANN TREPANIER

STATE OF WASHINGTON )  
County of Yakima ) ss.

On this day personally appeared before me JOE NELS TREPANIER and DEEANN TREPANIER, husband and wife,, to me known to be the individual 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 20<sup>th</sup> day of November, 2006.



Marcus J. Fry  
MARCUS J. FRY  
(Print Name)  
Notary Public in and for the State  
of Washington, residing in Yakima  
My Commission Expires: 4/15/2007

QUIT CLAIM DEED - 3  
7999-01\me\trepanier joe\general\deeds\QCD TO DAVE

Law Offices  
LYON WEIGAND & GUSTAFSON PS  
Lyon Law Offices - 222 North Third Street  
P.O. Box 1689  
Yakima, Washington 98907  
Telephone (509) 248-7220  
Fax (509) 575-1883



7538433  
Page: 3 of 4  
11/29/2006 04:09P  
Yakima Co, WA

