

LAMAR OUTDOOR ADVERTISING

E. 1015 Cataldo Ave.
Spokane, WA 99202

No.: 8100

Description: Stevens N/L
50' w/o Mission

LEASE AGREEMENT

1. City Wenatchee State Washington Date 6/1/2006

Lessor grants to LAMAR OUTDOOR ADVERTISING (hereinafter "Lessee") exclusive use of the premises hereinafter described, for erecting and maintaining a one or multi-facéd outdoor advertising structure for a period of twenty (20) years from April 1, 2006. Lessor further grants to Lessee such free access to and use of the real property hereinafter described as Lessee requires to construct, reconstruct, relocate, post, paint, illuminate, maintain, repair and remove the structures and advertisement placed thereon. The term "structures" as used here shall mean outdoor advertising structures, including fixtures, power poles, lines and connections. The term "premises" as used herein shall mean that portion of the real property where Lessee's structures are placed. The term "real property" as used herein shall mean the following described real property:

308 Stevens Parcel # 222010930304

The westerly Portion of lots 17 and 18, Block 10, Wenatchee Park an
addition to the City of Wenatchee according to the recorded Plat thereof
Situatèd in the City of Wenatchee, County of Chelan State of Washington

- 2. The rent shall be \$ 2500⁰⁰ per year payable annually in advance. Prior to completion of structures, and during such times as no current advertising copy is being displayed on the structures by Lessee, the rent shall be twelve dollars (\$12.00) per year.
- 3. Lessor and Lessor's tenants, agents, employees, or other persons, whether or not acting on Lessor's behalf, shall not place any materials, equipment, supplies, vegetation, objects or obstructions under or adjacent to the structures or on the real property or any neighboring property which would interfere with or impede Lessee's painting, posting, or servicing the structures or Lessee's quiet enjoyment of the premises or which would wholly or partially obstruct the view of the advertising copy on the structures. Lessor shall remove any such materials, equipment, supplies, or obstructions within ten (10) days of notice from Lessee. If Lessor fails to do so, Lessee may remove same without liability therefore and at Lessor's expense, cancel this lease and remove the structures, or reduce the rent to twelve dollars (\$12.00) per year while such condition continues. Lessor also agrees that Lessee may, without notice or liability to Lessor, trim or remove trees and other vegetation on the real property as Lessee deems necessary to prevent obstruction of Lessee's structures. The Lessor agrees not to erect or permit any other person except Lessee to erect any advertising sign structures on any property owned or controlled by the Lessor within a radius of one thousand (1,000) feet of Lessee's displays.
- 4. All rents to be paid pursuant to this Lease and all notices are to be forwarded to the undersigned Lessor at the address noted below the Lessor's signature unless notice together with documentation deemed sufficient by Lessee directing that payments and notice be sent elsewhere is received by Lessee.

THE TERMS AND CONDITIONS SET FORTH ON THE REVERSE SIDE HERE OF ARE INCORPORATED HEREIN BY REFERENCE AND EXPRESSLY MADE A PART OF THIS LEASE.

LAMAR OUTDOOR ADVERTISING
Accepted: [Signature]
Date: 6/2/06

LESSOR: Laura Garrison
Laura Garrison
Address: 308 Stevens
Wenatchee WA 98801
Telephone: (509) 263-5761
Social Security of Federal ID#: 487-24-8009

Executed by Lessor in Presence of Witness:
[Signature]



OUTDOOR ADVERTISING

Laura Garrison
308 Stevens
Wenatchee, WA 98801

Dear Laura Garrison,

Enclosed you will find a fully executed copy of the new lease that Lamar has with you for our sign on your property. We thank you for your continued partnership. If there is anything that we can do for you please let us know.

Respectfully,

A handwritten signature in black ink that reads "Neal Schreibeis".

Neal Schreibeis
Lease Manager

31968
REAL ESTATE EXCISE TAX
EXEMPT
Chelan County Treasurer
David E. Griffiths, CPA

By [Signature] 1-31-11
Deputy

Recording requested by: _____

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Laura Carrison
Address: 308 Stevens St.
City/State/Zip: Leavenworth, WA

Name ANN Cowin
Address 14287 Chumstick
City/State/Zip Leavenworth, WA 98826

Property Tax Parcel/Account Number: Auditor's Number 708861

Quitclaim Deed

This Quitclaim Deed is made on January 24, 2011, between
ANN Cowin, Grantor, of 14287 Chumstick
Leavenworth, City of Leavenworth, State of Wa.
and Laura Carrison, Grantee, of 308 Stevens St.
Wenatchee, City of Wenatchee, State of Wa.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 308 Stevens St.

Wenatchee, City of Wenatchee, State of Wa.

The Westerly portion of Lots 17 and 18, Block 10, Wenatchee Park Addition to the City of Wenatchee, according to the plat thereof recorded in Volume 2 of Plats, Page 42, more particularly described as follows:

Beginning at the intersection of the North line of Lot 17 with the East line of the alley running North and South through Block 10; thence running East a distance of 90 feet along the North line of Lot 17; thence at right angles and running South and parallel to the East line of the alley to the South line of Lot 18; thence running West along the South line of Lot 18, a distance of 90 feet to the East line of said alley; thence North along the East line of said alley to the Point of Beginning.

Dated: January 24, 2011

Ann Cowin
Signature of Grantor

ANN COWIN
Name of Grantor

Signature of Witness #1

Printed Name of Witness #1

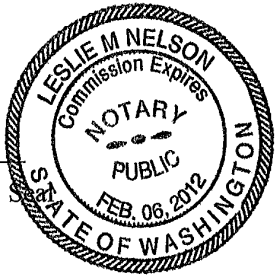
Signature of Witness #2

Printed Name of Witness #2

State of Washington County of Chelan
On January 24, 2011, the Grantor, Ann Cowin,
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.

Leslie M Nelson
Notary Signature

Notary Public,
In and for the County of Chelan State of Washington
My commission expires: 02/06/2012



Send all tax statements to Grantee.



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
PO Box 9501 . Olympia WA 98507-9501

05/10/2013

DELORES PALMER
C/O PEGGI MOXLEY
ATTORNEY AT LAW
409 N Mission St
Wenatchee WA 98801

Name: GARRISON, LAURA BELL
Our Account Number: 003127820
Cause Number: 13-4-00114-6

Enclosed is a copy of the following document(s) which we are filing in connection with a
Creditor's Claim on the above referenced estate.

These documents have concurrently been filed with CHELAN County Clerk.

- Creditor's Claim
- Request for Special Notice of Proceedings
- Affidavit/Proof of Mailing

Shannon Garrick

Shannon Garrick, Revenue Agent II

Department of Social and Health Services
Finance Division
Office of Financial Recovery
PO Box 9501
OLYMPIA WA 98507-9501

FILED

APR 24 2013

Kim Morrison
Chelan County Clerk

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SUPERIOR COURT OF WASHINGTON
FOR CHELAN COUNTY

In the Matter of the Estate) No. **13 4 00114 6**
)
of) OATH OF NAMED
) PERSONAL REPRESENTATIVE
LAURA B. GARRISON,) (With Will)
) (RCW 11.28.170)
Deceased.)

State of Washington)
) ss.
County of Chelan)

Having been sworn under oath, I declare as follows:

1. I am qualified under RCW 11.36.010 to serve as a Personal Representative as I am not a corporation, a minor, a person of unsound mind, or a person who has been convicted of any felony or of a misdemeanor involving moral turpitude.
2. I have filed, or plan to file, with the above Court a Verified Petition for Order (1)Appointing Administrator; (2) Adjudicating Estate to be Solvent; and (3) Directing Administration without Court Intervention requesting the Court to me as the Administrator of Decedent's estate.
3. If so appointed, I will perform the duties of Personal Representative according to the laws of the State of Washington.

OATH OF NAMED
PERSONAL REPRESENTATIVE

PEGGI MOXLEY
Attorney at Law
409 N. Mission Street
Wenatchee, WA 98801
(509) 662-2031

1 4. I understand that the basic duties of a Personal Representative are described in RCW
2 11.48.010, as follows:

3 **RCW 11.48.010**

4 **General powers and duties.**

5 It shall be the duty of every personal representative to settle the estate,
6 including the administration of any nonprobate assets within control of the
7 personal representative under RCW 11.18.200, in his or her hands as rapidly
8 and as quickly as possible, without sacrifice to the probate or nonprobate
9 estate. The personal representative shall collect all debts due the deceased
10 and pay all debts as hereinafter provided. The personal representative shall
11 be authorized in his or her own name to maintain and prosecute such actions
12 as pertain to the management and settlement of the estate, and may institute
13 suit to collect any debts due the estate or to recover any property, real or
14 personal, or for trespass of any kind or character.

12 Delores Palmer
13 DELORES PALMER
14 Personal Representative

15 SIGNED AND SWORN to (or affirmed) before me this 16 day of March, 2013, by
16 DELORES PALMER.

17 Signature: Peggi Moxley
18 Peggi Moxley, Notary Public

19 My appointment expires: June 23, 2014

22 Presented By:

24 Peggi Moxley
25 Peggi Moxley
26 WSBA No. 21680
27 Attorney for Personal Representative

28 OATH OF NAMED
PERSONAL REPRESENTATIVE

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FILED
APR 24 2013
Kim Morrison
Chelan County Clerk

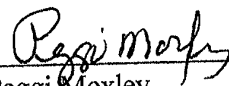
SUPERIOR COURT OF WASHINGTON
FOR CHELAN COUNTY

In the Matter of the Estate)
) No. 13 4 00114 6
 of) PARTIAL INVENTORY OF ASSETS AND
) DEBTS
 LAURA B. GARRISON,)
)
 Deceased.)

Attached hereto is a Partial Inventory of the Assets of the above entitled estate. Indebtedness of the estate, claims of creditors, taxes and expenses of administration will not exceed \$25,000.

The decedent's date of death was February 8, 2013.

DATED this 16 day of March, 2013.



Peggi Moxley
WSBA No. 21680
Attorney for Personal Representative

PARTIAL INVENTORY
OF ASSETS AND DEBTS

PEGGI MOXLEY
Attorney at Law
409 N. Mission Street
Wenatchee, Washington
(509) 662-2031

1 State of Washington)
2) ss.
3 County of Chelan)

4 The undersigned, being first duly sworn on oath, deposes and says: That she has read the
5 foregoing Petition, knows the contents thereof and believes the same to be true.

6
7 Delores Palmer
8 DELORES PALMER

9 SIGNED AND SWORN to (or affirmed) before me this 15 day of March, 2013, by
10 DELORES PALMER.

11
12 Signature: Peggi Moxley
13 Peggi Moxley, Notary Public

14 My appointment expires: June 23, 2014

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PARTIAL
INVENTORY OF ASSETS AND DEBTS

Estate of Laura B. Garrison

County of Chelan

Date of Death: February 8, 2013

<u>Item No.</u>	<u>Description of Assets</u>	<u>Assessed Value</u>
1.	Residence, land and buildings located at 308 Stevens Street, Wenatchee, WA 98801	\$91,337

<u>Item No.</u>	<u>Description of Debts and Expenses</u>	<u>Assessed Value</u>
1.	Unknown	\$25,000

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FILED
APR 24 2013
Kim Morrison
Chelan County Clerk

SUPERIOR COURT OF WASHINGTON
FOR CHELAN COUNTY

In the Matter of the Estate)
)
 of)
)
 LAURA B. GARRISON,)
)
 Deceased.)

No. **13 4 00114 6**
NOTICE OF APPOINTMENT AND
PENDENCY OF PROBATE

NOTICE IS HEREBY GIVEN of the appointment in the above estate of the Personal
Representative named below and of the pendency of probate proceedings.

DATED this 15 day of March, 2013.

Delores Palmer
DELORES PALMER
Personal Representative

Peggi Moxley
Peggi Moxley
WSBA No. 21680
Attorney for Personal Representative
409 N. Mission Street
Wenatchee, WA 98801
Telephone (509) 662-2031

NOTICE OF APPOINTMENT

PEGGI MOXLEY
Attorney at Law
409 N. Mission Street
Wenatchee, WA 98801
(509) 662-2031

FILED

APR 24 2013

Kim Morrison
Chelan County Clerk

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SUPERIOR COURT OF WASHINGTON
FOR CHELAN COUNTY

In the Matter of the Estate)	No. 13 4 00114 6
)	
of)	PROBATE NOTICE TO CREDITORS
)	
LAURA B. GARRISON,)	
)	
Deceased.)	RCW 11.40.030

The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication:	
Personal Representative:	DELORES PALMER
Attorney for the Personal Representative:	PEGGI MOXLEY
Address for Mailing or Service	Peggi Moxley 409 N. Mission Street Wenatchee, WA 98801

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Delores Palmer
DELORES PALMER

Attorney for Personal Representative:

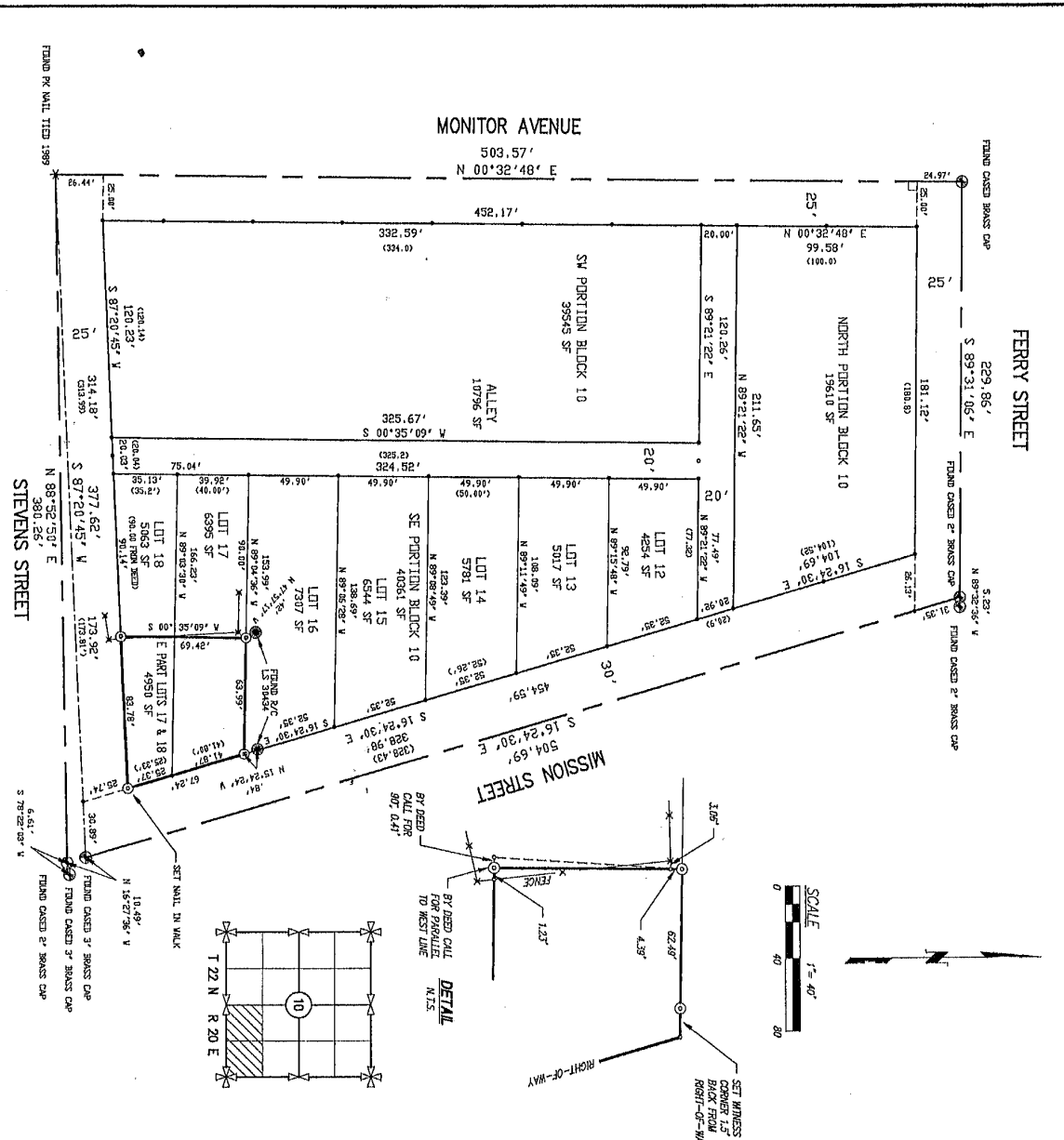
Peggi Moxley
Peggi Moxley
WSBA No. 21680

SURVEY APR 2013/63

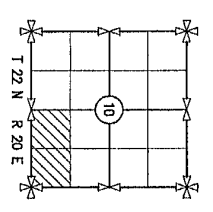
A PART OF THE S 1/2 OF THE SE 1/4 OF SECTION 10, T 22 N R 20 E W.M. CHELAN COUNTY, WASHINGTON

T22 R20 S10

3/1/24



DETAIL



LEGAL DESCRIPTION
 LOTS 17 AND 18, BLOCK 10, MENTOR PAK ADDITION TO THE CITY OF MENTOR, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 87, PAGE 84, RECORDS OF CHELAN COUNTY, WASHINGTON, BEING THE EAST LINE OF THE ALLEY RUNNING NORTH AND SOUTH THROUGH BLOCK 10, THENCE RUNNING EAST A DISTANCE OF 80 FEET ALONG THE NORTH LINE OF LOT 17, THENCE AT RIGHT ANGLES AND RUNNING SOUTH AND PARALLEL TO THE EAST LINE OF THE ALLEY TO THE SOUTH LINE OF LOT 18, THENCE RUNNING WEST ALONG THE SOUTH LINE OF LOT 18, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING, THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY TO THE POINT OF BEGINNING.

LEGEND
 (Symbol) CLOSED MONUMENT FOUND AS NOTED.
 (Symbol) MONUMENT FOUND AS NOTED.
 (Symbol) SET 5/07 REBAR W/ I.D. CAP W/ MARKED L.S. 292833.
 (Symbol) CALCULATED POSITION, NOT FOUND OR SET.

ABBREVIATIONS
 R/C REBAR AND CAP.
 SF SQUARE FOOT.
 R.O.S. RECORD OF SURVEY.
 L.S. LAND SURVEYOR.

EQUIPMENT AND PROCEDURE
 EQUIPMENT: LEICA TP 700 ELECTRONIC TOTAL STATION.
 PROCEDURE: CLOSED FIELD TRAVERSE BALANCED BY METHOD OF LEAST SQUARES.
 CLOSURE: 24:10,000
 VISIBILITY: OCTOBER, 1997

BASIS OF BEARINGS
 ASSUMED.

SURVEY HISTORY
 1. PLAT OF MENTOR PAK, AN ADDITION TO THE CITY OF MENTOR, RECORDS OF CHELAN COUNTY, WASHINGTON.
 2. R.O.S. FILED UNDER AUDITOR'S NO. 9100483, IN BOOK 28 OF SURVEYS AT PAGE 87, RECORDS OF CHELAN COUNTY, WASHINGTON.

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 JOSE CRUZ IN OCTOBER, 1997.
 SIGNED AND SEALED: *Jose Cruz* LICENSE NO. 292833

AUDITOR'S CERTIFICATE
 I, *Wendy S. ...* AUDITOR OF CHELAN COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT THE SAID MAP WAS FILED FOR RECORD IN BOOK 87, PAGE 84, RECORDS OF CHELAN COUNTY, WASHINGTON, AT THE REQUEST OF JOSE CRUZ.
 AUDITOR: *Wendy S. ...*

MUNSON ENGINEERS, INC.
 CONSULTING CIVIL ENGINEERS
 AND LAND SURVEYORS
 P.O. BOX 3706 1560 N. WENATCHEE AVE.
 WENATCHEE, WASHINGTON 98901
 (509) 665-0544 FAX (509) 665-0546

SURVEY FOR: JOSE CRUZ

DATE:	11/17/97	SCALE:	1"=40'	ACAD. NO.:	702-805
DRAWN:	W.C.S./T.A.I.	PLOT:	1-40	SHEET:	1 OF 1

3-1/24