AFN #2012182101 Recorded 11/20/2012 at 09:39 AM DocType: DEED Filed by: DONALD A. ESAU, P.S. Page: 1 of 3 Auditor Timothy O. Todd Skamania County, WA

FILED FOR RECORD AT REQUEST: Donald A. Esau, P.S.

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REAL ESTATE EXCIGE TAX

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SKAMANIA COUNTY TREASURERV

SPECIAL WARRANTY DEED OF GRANTORS TO GRANTEES GIFT EXEMPT TRANSACTION UNDER WAC 458-61A-201(1)

Tax Parcel Number: 0706184003170

1. GRANTORS: THE GRANTORS, ROBERT K. ARCHER and MARGARET A. ARCHER, husband and wife.

## 2. GRANTEES:

- a. ROBERT K. ARCHER and MARGARET A. ARCHER, husband and wife, as to an undivided fifty percent (50%) interest;
- **b.** ROBERT KEITH ARCHER, JR., a married man as his separate estate, as to an undivided twelve and one-half percent (12.5%) interest;
- c. JULIA COLLEEN ARCHER, a married woman as her separate estate, as to an undivided twelve and one-half percent (12.5%) interest;
- d. KIMBERLY ANN HUNTSINGER, a married woman as her separate estate, as to an undivided twelve and one-half percent (12.5%) interest; and
- e. GERALD CURTIS HUNTSINGER, a married man as his separate estate, as to an undivided twelve and one-half percent (12.5%) interest.

## 3. RECITALS:

a. ROBERT K. ARCHER and MARGARET A. ARCHER, husband and wife, own real estate in the following described real property,

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situated in Skamania County, Washington, together with all after acquired title of the Grantors herein:

LOT # 17, MARBLE MOUNTAIN RETREAT, RECORDED IN BOOK B, PAGE 5, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. Date 11-20-12 Parcel 7-6-18-4-317

- **b.** ROBERT K. ARCHER and MARGARET A. ARCHER, husband and wife, are retaining a fifty percent (50%) undivided interest in the above-named property, and gifting fifty percent (50%) to their children and children's spouses as described above.
- c. ROBERT K. ARCHER and MARGARET A. ARCHER, husband and wife, are gifting to each of their children and children's spouses a total of twelve and a half (12.5%) each undivided interest in the above-entitled property as described below.
- **d.** ROBERT K. ARCHER and MARGARET A. ARCHER, husband and wife, are gifting such undivided interests in the below-described property as follows:
  - i. ROBERT K. ARCHER to ROBERT KEITH ARCHER, JR. an undivided six and one-quarter percent interest (6.25%) to maximize the annual gift tax exclusion up to Thirteen Thousand Dollars (\$13,000.00) per year;
  - ii. MARGARET A. ARCHER to ROBERT KEITH ARCHER, JR. an undivided six and one-quarter percent interest (6.25%) to maximize the annual gift tax exclusion up to Thirteen Thousand Dollars (\$13,000.00) per year;
- iii. ROBERT K. ARCHER to JULIA COLLEEN ARCHER an undivided six and one-quarter percent interest (6.25%) to maximize the annual gift tax exclusion up to Thirteen Thousand Dollars (\$13,000.00) per year;
- iv. MARGARET A. ARCHER to JULIA COLLEEN ARCHER an undivided six and one-quarter percent interest (6.25%) to maximize the annual gift tax exclusion up to Thirteen Thousand Dollars (\$13,000.00) per year;
- v. ROBERT K. ARCHER to KIMBERLY ANN HUNTSINGER an undivided six and one-quarter percent interest (6.25%) to maximize the annual gift tax exclusion up to Thirteen Thousand Dollars (\$13,000.00) per year;
- vi. MARGARET A. ARCHER to KIMBERLY ANN HUNTSINGER an undivided six and one-quarter percent interest (6.25%) to maximize the annual gift tax exclusion up to Thirteen Thousand Dollars (\$13,000.00) per year;
- vii. ROBERT K. ARCHER to GERALD CURTIS HUNTSINGER an undivided six and one-quarter percent interest (6.25%) to maximize the annual gift tax exclusion up to Thirteen Thousand Dollars (\$13,000.00) per year;
- viii. MARGARET A. ARCHER to GERALD CURTIS HUNTSINGER an undivided six and one-quarter percent interest (6.25%) to maximize the annual gift tax exclusion up to Thirteen Thousand Dollars (\$13,000.00) per year;

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4. NOW, THEREFORE, the above-named GRANTORS, by way of allocation and distribution, hereby convey and warrant to the above-named Grantees in the stated percentages, the real property legally described above, together with any interest in such real estate that the Grantors may hereafter acquire. The liability and obligations of Grantors to Grantees and Grantee's successors under the warranties contained herein shall be limited to the amount, nature, and terms of any title insurance coverage available to Grantors under any title insurance policy. Grantors shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantors under any title insurance policy.

DATED this 12 day of October 2012.

ROBERT K. ARCHER, Grantor

MARGARET A. ARCHER, Granton

STATE OF WASHINGTON )

: ss.

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WASHING WASHING

County of Clark

On this day personally apeared before me, ROBERT K. ARCHER and MARGARET A. ARCHER in their capacities as husband and wife and as part of their community estate, to me known to be the individual grantors described herein 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 mentioned therein.

Donald A. Esau. NOTARY PUBLIC for Washington. Residing at Vancouver. My Commission Expires: 1/2/2016