AFN #2013001195 Recorded 06/03/2013 at 10:59 AM DocType: DEED Filed by: DONALD A. ESAU Page: 1 of 4 Auditor Timothy O. Todd Skamania County, WA

WHEN RECORDED RETURN TO:

] Additional names on page _____ of document.

07061840031500

verify the accuracy or completeness of the indexing information.

GRANTEE(S):

] Additional parcel numbers on page

DONAL B A ESAU PS ATTORNEY AT LAW PO BOX 822050 VANCOUVER WA 9868 2	REAL ESTATE EXCISE TAX 30108 JUN -3 2013 PAID EXEMPT VICE CILLEND DON'T SEASURER SIGNALIA COUNTY INEASURER
DOCUMENT TITLE(S)	
SPECIAL WARRANTY DEED	
REFERENCE NUMBER(S) of Documents assigned or release β-5 15 ± 11832	ed: ge 579
GRANTOR(S):	
Pobert K. Archer and Ma	garet A. Archer H+W

Lebert Keith Archer, Jr., Julia Colleen Archer,

Kimberly ann Huntsinger, Jerold Custis Huntsinger

[] Additional names on page of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Alock, Plat of Section, Township, Range, Quarter):

Lot #15 Maible Mountain Recorded in Book B, Poge 5

Neuroles of Skamania County, WA

of document. The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to

Skamania County Assessor

7-6-18-4-315

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FILED FOR RECORD AT REQUEST:
Donald A. Esau, P.S.
Attorney at Law
PO Box 822050
Vancouver WA 98682-0047

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

TAX PARCEL NUMBER: 07061840031500

1. GRANTORS: THE GRANTORS, ROBERT K. ARCHER and MARGARET A. ARCHER, as husband and wife, owners as to an undivided fifty percent (50%) of the real property described below.

2. GRANTEES:

- a. ROBERT KEITH ARCHER, JR., a married man as his separate estate, as to an undivided twenty-five percent (25%) interest;
- **b.** JULIA COLLEEN ARCHER, a married woman as her separate estate, as to an undivided twelve and twenty-five percent (25%) interest;
- c. KIMBERLY ANN HUNTSINGER, a married woman as her separate estate, as to an undivided twenty-five percent (25%) interest; and
- d. JERALD CURTIS HUNTSINGER, a married man as his separate estate, as to an undivided twenty-five percent (25%) interest.

3. RECITALS:

a. ROBERT K. ARCHER and MARGARET A. ARCHER, husband and wife, owners as to an undivided fifty percent (50%) interest in the following described real property, situated in Skamania County, Washington, together with all after acquired title of

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the Grantors herein:

LOT # 15, MARBLE MOUNTAIN RETREAT, RECORDED IN BOOK B, PAGE 5, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

- b. GRANTORS have gifted fifty percent of their former interest in the above-described property by way of a Special Warranty Deed recorded November 20, 2012 under Skamania County Auditor's File No. 2012182102.
- c. ROBERT K. ARCHER and MARGARET A. ARCHER, husband and wife, are conveying their remaining fifty percent (50%) undivided interest in the above-described property, and gifting fifty percent (50%) to their children, in equal shares.
- **d.** ROBERT K. ARCHER and MARGARET A. ARCHER, husband and wife, are gifting all of their undivided interest of fifty percent (50%) in the above-entitled property as described above to each of their children, in equal shares.
- e. ROBERT K. ARCHER and MARGARET A. ARCHER, husband and wife, are gifting each of their undivided interests in the abovedescribed 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;
- 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 JERALD 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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- viii. MARGARET A. ARCHER to JERALD 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;
- 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 28th day of February 2013.

ROBERT K. ARCHER, Grantor

MARGARET-A. ARCHER, Grantor

STATE OF WASHINGTON)

: ss.

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ONALD A

County of Clark

On this day personally appeared 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.

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