

WHEN RECORDED RETURN TO:

DONALD A ESAU DS
ATTORNEY AT LAW
PO BOX 822050
VANCOUVER WA 98682

REAL ESTATE EXCISE TAX
30109

JUN -3 2013

PAID Exempt
Walter Clelland, Dantes
SKAMANIA COUNTY TREASURER

DOCUMENT TITLE(S)
SPECIAL WARRANTY DEED

REFERENCE NUMBER(S) of Documents assigned or released:
125531

Additional numbers on page _____ of document.

GRANTOR(S):
Robert K. Archer and Margaret A. Archer H+W

Additional names on page _____ of document.

GRANTEE(S):
Robert Keith Archer, Jr., Julia Colleen Archer,
Kimberly Ann Huntsinger, Jerald Curtis Huntsinger

Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat, or Section, Township, Range, Quarter):
Lot #17 Marble Mountain Retreat, recorded in Book 8,
Page 5, records of Skamania Co, WA

Complete legal on page _____ of document.

TAX PARCEL NUMBER(S):
07061840031700 (DN)

Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

Skamania County Assessor
Date 5-30-13 Parcel 7-6-18-4317

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: 07061840031700

1. **GRANTORS:** THE GRANTORS, ROBERT K. ARCHER and MARGARET A. ARCHER, husband and wife, owners as to an undivided fifty percent (50%) interest in 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 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 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.

- 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. 2012182101.**
- c.** ROBERT K. ARCHER and MARGARET A. ARCHER, husband and wife, are conveying their remaining fifty percent (50%) undivided interest in the above-named property, retaining no further interest in the real property as described above, and gifting their fifty percent (50%) interest 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-described property to 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 above-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 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;

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 GRANTEES' 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
ROBERT K. ARCHER, Grantor

Margaret Archer
MARGARET A. ARCHER, Grantor

STATE OF WASHINGTON)
 : ss.
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.

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

