

AFTER RECORDING, RETURN TO:

PHILIP B. JANNEY
Landerholm, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

**SKAMANIA COUNTY
REAL ESTATE EXCISE TAX**

N/A
MAY 23 2018

PAID *N/A*
cy deputy
SKAMANIA COUNTY TREASURER

REVOCABLE TRANSFER ON DEATH DEED

Grantor: MARY LOUISE TRAN, a single person as her separate property as to an undivided 25% interest

Grantees: AILIEN S. TRAN, MICHAEL V. TRAN and ANDREW V. TRAN, as joint tenants with right of survivorship

Auditor's Tax Parcel ID#: 03073644180000

Skamania County Assessor
Date 5-23-18 Parcel# 03073644180000
AM

Reference Nos. of Documents Released or Assigned: N/A

GRANTOR. The Grantor is MARY LOUISE TRAN, whose mailing address is: 13021 SE Ankeny Street, Portland, OR 97233.

LEGAL DESCRIPTION. The real property that is the subject of this Revocable Transfer on Death Deed is located in the County of Skamania, state of Washington, and is legally described as follows:

Lot 1 of MELDAN ACRES according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington.

PRIMARY BENEFICIARIES. The Grantor designates the following primary beneficiary if the primary beneficiary survives the Grantor: AILIEN S. TRAN, whose mailing address is 1635 SW Hewitt Avenue, Troutdale, OR 97060; MICHAEL V. TRAN, whose mailing address is 13021 SE Ankeny Street, Portland, OR 97233; and ANDREW V. TRAN, whose mailing address is 4227 SE 25th Avenue, Portland, OR 97202. The primary beneficiaries shall hold the property in equal shares, as joint tenants with right of survivorship.

TRANSFER ON DEATH. The Grantor transfers all of the Grantor's interest (that being an undivided 25% interest) in the described property, including (without limitation) any after-

acquired title of the Grantor, to the beneficiaries as designated above. Before the Grantor's death, the Grantor has the right to revoke this deed.

REAL ESTATE EXCISE TAX EXEMPTION. The recording of this Revocable Transfer on Death Deed at the time of the Grantor's death is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(6)(d).

DATED this 28 day of March, 2018.

Mary Louise Tran
MARY LOUISE TRAN, Grantor

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that MARY LOUISE TRAN is the person who appeared before me, and said person acknowledged that such person signed this instrument and acknowledged it to be such person's free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: March 28, 2018



Suzette M. Nichols
Notary Public in and for the State of Washington,
Residing at Clark County.
My appointment expires: 3-1-22