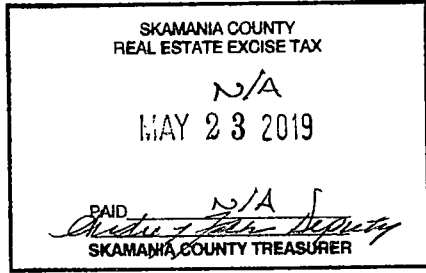


After recording please return to:
TW & SA Lannen
PO BOX 816
Stevenson, WA ~~9948~~
98648



REVOCABLE TRANSFER ON DEATH DEED
Under Chapter 64.80 RCW
Washington Uniform Real Property Transfer on Death Act

GRANTORS/TRANSFERORS: Thomas W. Lannen and Sofia A. Lannen

The GRANTORS/TRANSFERORS, Thomas W Lannen and Sofia A. Lannen, a married couple, being of sound minds and having legal compacity to make this deed designates their son, Christopher T. Lannen and Daughter, Jennifer E. Hilts, as the DESIGNATED Beneficiaries of the following described real estate situated in Skamania County, Washington:

Property address: 181 Clear View Lane
Abbreviated Legal: Lot 2 of the View Short Plat recorded in Book 3 of Short Plats. Page 399,
Skamania County Records
Additional Legal on Page 1
Assessor Parcel # 03072540030300

Legal Description of the property:

"A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDEN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 2 OF THE VIEW SHORT PLAT RECORDED IN BOOK 3 OF SHORT PLATS. PAGE 399, SKAMANIA COUNTY, WASHINGTON, RECORDS.

THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY."

TRANSFER ON DEATH:

As the surviving GRANTOR/TRANSFEROR, having been preceded in death by my spouse, I do transfer and convey all my interest, including any after-acquired title, in the above described

property to the DESIGNATED BENEFICIARIES designated above, in the following percentages: to our Son, Christopher T Lannen, an 80% interest; and to our Daughter, Jennifer E. Hilts, a 20% interest.

Before our deaths, I/We have the right to revoke this Deed by a subsequent Deed acknowledged by the GRANTOR/TRANSFEROR'S after the acknowledgement of the Deed being revoked and recorded before the GRANTOR/TRANSFEROR'S death in the public records in the office of the County Auditor of the County where the Deed is recorded.

This deed revokes all prior BENEFICIARIES designations by the GRANTORS/TRANSFERORS for our interest in the real property.

REAL ESTATE EXCISE TAX EXEMPTION:

The recording of this revocable transfer on death deed is not a "sale" as defined in RCW 82.45.010(0) and is therefore not subject to real estate excise tax. The transfer that will occur under this revocable transfer on death deed at the time of the owner's death is exempt from the Washington Real Estate Excise Tax by reason of the RCW 82.010(3)(b) and WAC 458-61A-202(7).

SIGNATURES OF THE GRANTORS/TRANSFERORS MAKING THIS DEED:

Thomas W. Lannen

Thomas W. Lannen
GRANTOR/TRANSFEROR

Sofia A. Lannen

Sofia A. Lannen
GRANTOR/TRANSFEROR

Date: 5-23-2019

ACKNOWLEDGMENT:

State of Washington
County of Skamania (ss:)

I certify that I know or have satisfactory evidence that Thomas W. Lannen and Sofia A. Lannen are the persons who appeared before me, and said persons acknowledged it to be (his and her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated : 5-23-19

Leslie L Moore

Signature
Notary Public in and for the State
of Washington, residing at:

Carson

My term expires: 1-9-2020

