

Skamania County, WA
Total: \$105.50
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2019-001680

09/09/2019 03:44 PM

Request of: LINCOLN MILLER PLLC



AFTER RECORDING MAIL TO:
Lincoln Miller, PLLC
PO Box 2172
Poulsbo, WA 98370

REVOCABLE TRANSFER ON DEATH DEED

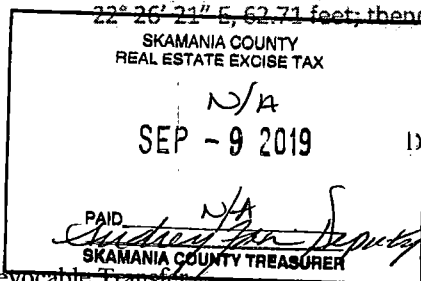
Grantor: Nancy L. Sirman
Grantee: Shawna G. Hirsch, a married woman as her separate property and Ronald O. Gillespie, a married man as his separate property
Abbreviated Legal: Ptn. Sec. 7, T3N, R8E W.M.
Assessor's Parcel Nos. 03-08-07-0-0-0602-00; 03-08-07-0-0-062-06; 03-08-07-0-0-0602-80

GRANTOR. The Grantor is Nancy L. Sirman, whose mailing address is PO Box 938, Poulsbo, Washington 98370.

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

Beginning at the 'common corner' which is a point lying South 01° 21' 14" East, 3745.12 feet and South 89° 23' 44" East, 133.03 feet from the North quarter corner of Section 7, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington and which is marked by an iron rod with aluminum cap; thence North 89° 23' 14" West, 883.47 feet along a common line with Parcel 2 to the centerline of Wind River and the Northwest corner of this parcel description; thence along said centerline to a point lying South 12° 40' 57" West, 824.62 feet from said Northwest corner; thence along said centerline to a point on the North-South centerline of said Section 7 which lies South 63° 35' 43" East, 1073.55 feet from said last call; thence South 01° 21' 14" East, 260.94 feet to the South quarter corner of said Section 7; thence North 75° 57' 10" East, 779.30 feet along the south line thereof to a point; thence North 14° 44' 47" West, 106.75 feet to a point in the center of the Old Detour Road (private); thence North 68° 55' 11" West, 157.9 feet along said centerline; thence North 58° 33' 20" West, 367.56 feet along said centerline to an intersection with the centerline of Acker Road (private); thence Easterly along said centerline to a point which lies North 78° 10' 02" East, 363.84 feet from said last call (from which point an iron rod bears South 29° 52' 20" East, 5.94 feet) thence North 29° 52' 20" West, 1058.59 feet along a common line with Parcel 4 to the point of beginning.

TOGETHER WITH AND SUBJECT TO an easement of 60 feet in width for access and utility purposes over, under and across said ACKER ROAD from Point "A" as follow, to wit: N 03° 26' 16" E, 40.40 feet; thence N 22° 26' 21" E, 62.71 feet; thence N 27° 08' 27" E, 12.91 feet to the Southwesterly right of way of WIND



Skamania County Assessor

Date 9-9-19 Parcel# 3-8-7-602
3-8-7-602-06
3-8-7-602-80

Revocable Transfer
On Death Deed - 1

RIVER HIGHWAY, and there terminating; ALSO TOGETHER WITH AND SUBJECT TO an easement 60 feet in width for access and utility purposes over, under and across said NINA LANE (private road) ROAD from Point "A"; ALSO TOGETHER WITH AND SUBJECT TO an easement over said ACKER ROAD for ingress and egress for the common picnic area; ALSO TOGETHER WITH AND SUBJECT TO an easement of 60 feet in width over DETOUR ROAD over and across that portion shared in common with Parcel 4. Containing 35.90 acres, more or less.

SUBJECT TO the common rights reserved to the Picnic Area in that deed recorded as Book 187, Page 742, Deed records of Skamania County, Washington.

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiaries as follows:

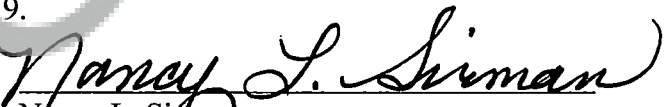
Shawna G. Hirsch
2555 Mesilla Hills Drive
La Cruces, New Mexico 88005

Ronald O. Gillespie
7344 Earl Avenue NW
Seattle, WA 98117

TRANSFER ON DEATH. The Grantor transfers all of the Grantor's interest in the described property, including without limitation any after acquired title of the Grantor, to the beneficiaries as designated above in equal and undivided shares with no right of survivorship. The interest of each designated beneficiary is contingent on the designated beneficiary surviving the Grantor. The interest of a designated beneficiary that fails to survive the Grantor lapses, and is transferred to the other designated beneficiary that survives the Grantor. 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 is not a "sale" as defined in RCW 82.45.010(1) 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 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(7).

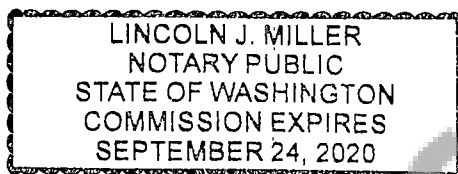
DATED this 28 day of August 2019.


Nancy L. Siman

STATE OF WASHINGTON)
)
COUNTY OF KITSAP) ss.

On this 28 day of August, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Nancy L. Sirman, to me known to be the individual who executed the foregoing instrument, and acknowledged the said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Lincoln J. Miller
Notary Public in and for the State of Washington
Residing at: Seattle WA
My appointment expires: 9/24/2020