

Skamania County, WA

Total: \$104.50

TOD

Pgs=2

Request of: JAMES A. NELSON

2020-000656

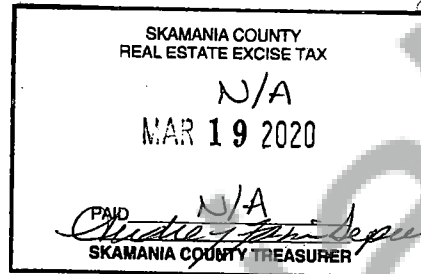
03/19/2020 01:09 PM



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AFTER RECORDING MAIL TO:

JAMES A. NELSON  
310 Deer Lane  
Cougar, WA 98603



Grantor: JAMES A. NELSON

Grantee: RONALD G. NELSON

Assessor's Property Tax Parcel Account Number(s): 07061840031000

Abbreviated Legal: LOT 10, Marble Mountain Retreat B/005

### Transfer On Death Deed

GRANTOR. The Grantor is JAMES A. NELSON, an unmarried man, herein called Grantor, whose mailing address is 310 Deer Lane. Cougar, WA 98603.

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 is legally described as follows:

LOT 10, MARBLE MOUNTAIN RETREAT, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "B" OF PLATS, PAGE 5, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

BENEFICIARY. Grantor designates the following beneficiary if the beneficiary survives the Grantor: RONALD G. NELSON.

TRANSFER ON DEATH. The Grantor transfers all of the Grantor's interest in the above-described real property including, without any limitation, any after-acquired title of the Grantor, to the beneficiary as designated above, upon the death of 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 State Real Estate Excise Tax by reason of RCW 82.45.010 (3)(b) and WAC 458-61A-202(7).

DATED this 27<sup>th</sup> day of February, 2020.

Skamania County Assessor

Date 3/19/20 <sup>GS.</sup> Parcel# 7-6-184-310

JAMES A. NELSON

Transfer On Death Deed--1

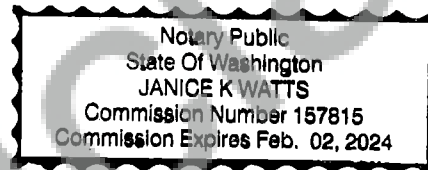
STATE OF WASHINGTON

COUNTY OF COWLITZ } ss

I certify that I know or have satisfactory evidence that JAMES A. NELSON is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 27<sup>th</sup> day of February, 2020.

Janice K. Watts  
Notary Public in and for the State of Washington  
Residing at  
My appointment expires: 02/02/2024



Unofficial Copy