

After recording, please return to:

Millie L. Maguire  
21 Nail Road  
Carson, Wa. 98610

509-427-8213

### REVOCABLE TRANSFER ON DEATH DEED

Under Chapter 64.80 RCW

Washington Uniform Real Property Transfer on Death Act

#### NOTICE TO TRANSFEROR:

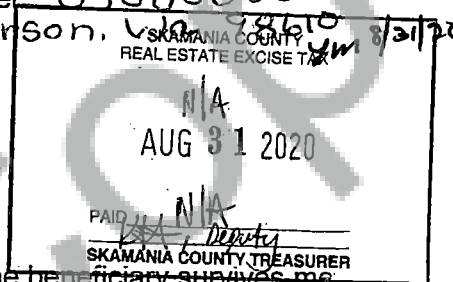
- You may want to consult a lawyer before using this form.
- You should carefully read all information the end of this form.
- **This form must be recorded before your death, or it will not be effective.**

#### IDENTIFYING INFORMATION:

Transferor, being of competent mind and having the legal capacity to make this deed: Mildred (Millie) Luceile Maguire

Legal description of the property, situated in Skamania County, Washington:  
NW 1/4 SW 1/4 Sec. 8, T3N, R8E W.M.

See exhibit A  
Assessor's property tax parcel or account number: 03080830020100  
Property address: 21 Nail Road, Carson, WA 98610  
Legal Description:



#### PRIMARY BENEFICIARY:

I designate the following grantee beneficiary if the beneficiary survives me:  
Lona Jade Maguire Gantner, daughter 50% of Property  
Colin Jay Maguire, son 50% of property

#### CONTINGENT BENEFICIARY: (Optional)

In the event Lona J. Maguire Gantner does not survive me, her 50% will go to Jarred James Sams, her son.  
In the event Colin J. Maguire does not survive me, his 50% will be divided between Caitlin A. Maguire Johnson, 25%, and his daughter and Alex J. Gregory Maguire 25%, his son.

**TRANSFER ON DEATH:**

- At my death, I transfer my interest in the described property to the grantee beneficiaries as designated above.
- Before my death, I have the right to revoke this deed.
- This deed revokes all prior beneficiary designations by this owner for this interest in real estate.

**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 owner'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).

**SIGNATURE OF TRANSFEROR MAKING THIS DEED:**

Milbred L. Maguire  
Transferor

8/20/2020  
Date

Transferor

Date

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

**ACKNOWLEDGMENT:**

STATE OF Washington  
COUNTY OF Snohomish ss:

NOTARY PUBLIC  
STATE OF WASHINGTON  
LORI J. ELLIOTT  
MY COMMISSION EXPIRES  
DECEMBER 15, 2021  
COMMISSION # 2055

I certify that I know or have satisfactory evidence that Milbred L. Maguire

Maguire  
Is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: Aug 24, 2020

Lori J. Elliott  
Signature

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

Stevenson

My appointment expires: Dec. 15, 2021

This instrument was prepared by:

Milbred L. Maguire  
Milbred L. Maguire

Exhibit A

A tract of land located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 8, Township 3 North, Range 8 E. W. M., described as follows:

Beginning at the intersection of the north line of Government Lot 4 of the said Section 8 with the easterly right of way line of the Wind River Highway as more particularly described in deed dated October 22, 1956, and recorded at page 352 of Book 42 of Deeds, Records of Skamania County, Washington; thence north  $43^{\circ} 02\frac{1}{2}'$  west 200 feet along said easterly right of way line; thence north  $36^{\circ} 15'$  east 123 feet; thence north  $53^{\circ} 17'$  east 128 feet, more or less, to intersection with the southwesterly line of a tract of land conveyed to Ernest Nail and Georgia Nail, husband and wife, by deed dated September 29, 1956, and recorded at page 311 of Book 42 of Deeds, Records of Skamania County, Washington; thence along the southwesterly line of said Nail tract south  $42^{\circ} 38'$  east to intersection with the north line of said Government Lot 4; thence north  $88^{\circ} 20'$  west 345 feet, more or less, along the north line of said Government Lot 4 to the point of beginning;

EXCEPT that portion thereof conveyed to James E. Gale and Jacqueline A. Gale, husband and wife, by deed dated October 27, 1965, and recorded at page 78 of Book 55 of Deeds, Records of Skamania County, Washington;

AND SUBJECT TO an easement for a private road granted to Ernest Nail and Georgia Nail, husband and wife, and an easement for an electric power line granted to Public Utility District No. 1 of Skamania County, Washington.

Skamania County Assessor

Date 08-31-20 Parcel# 03080830020100

JM