



WHEN RECORDED RETURN TO:

Garry L. Olson

P.O. Box 42

Stevenson, Wa 98648

DOCUMENT TITLE(S)

Recocable Transfer on Death Deed

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page ____ of document.

GRANTOR(S):

Garry L. Olson

☐ Additional names on page ____ of document.

GRANTEE(S):

50% Lona J Maguire Gartner, my niece

50% Colin J Maguire, my nephew

☐ Additional names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Lot 1 Steven's Park division

See exhibit A

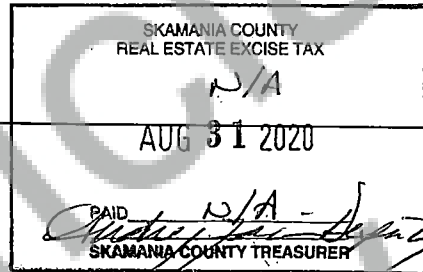
☐ Complete legal on page ____ of document.

TAX PARCEL NUMBER(S):

03073614 370000 Ym 8/31/2020

☐ Additional parcel numbers on page ____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.



After recording, please return to:

Garry L. Olson
P.O. Box 42
Stevenson, Wa. 98648

503-839-4726
4726

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: Garry L. Olson

Legal description of the property, situated in Skamania County, Washington:

Assessor's property tax parcel or account number: 03073614370000
Property address: 246 Kanaka Creek Road, Stevenson, Wa 98648
Legal Description: See exhibit A

PRIMARY BENEFICIARY:

I designate the following grantee beneficiary if the beneficiary survives me.

50% - Lona J. Maguire Gantner - My niece
50% - Colin J. Maguire - My nephew

CONTINGENT BENEFICIARY: (Optional) I designate:

In the event I survive Lona J. Maguire Gantner,
Jarred J. Sams - my great nephew, her 50% of
property

In the event I survive Colin J. Maguire,
Caitlin A. Maguire Johnson, my great niece
25% of property and Alex J. Gregory Maguire
25% of property.

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:

Garry L Olson
Transferor

Transferor

8/18/20
Date

Date

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

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
COUNTY OF SKAMANIA) ss:

I certify that I know or have satisfactory evidence that GARRY L OLSON

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: 8/18/2020

Lisa M Austin
Signature

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

STEVENSON

My appointment expires: 2/15/2023

NOTARY PUBLIC
STATE OF WASHINGTON
LISA M. AUSTIN
MY COMMISSION EXPIRES
FEBRUARY 15, 2023
COMMISSION # 151615

This instrument was created by

Exhibit A

Commencing at the southwest corner of Lot 1 of STEVENSON PARK ADDITION according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington; thence northerly along the west line of said Lot 1, 170 feet; thence northeasterly at right angles to said west line of Lot 1 to the center of Kanaka Creek; thence southeasterly along the center of Kanaka Creek, to the south line of said Lot 1; thence westerly along south line of Lot 1 to the place of beginning, containing one acre, more or less.

ALSO: Commencing at the southwest corner of the above mentioned Lot 1; thence southerly along Kanaka Creek Road to intersection with the north line of Strawberry Road as originally surveyed and located; thence northeasterly along the north line of said Strawberry Road to an intersection thereof with the south line of the above mentioned Lot 1; thence west to the place of beginning, containing one-fourth acre, more or less.

Skamania County Assessor

Date 8-31-20 Parcel# 03073614370000

Jm