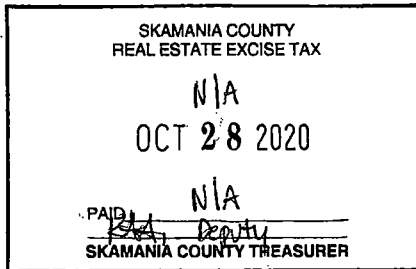


After recording return to:

GUY GLENN LAW FIRM
PO Box 304
Raymond, WA 98577

Skamania County, WA **2020-002962**
Total: \$105.50
TOD 10/28/2020 11:58 AM
Pgs=3
Request of: GUY GLENN LAW FIRM



REVOCABLE TRANSFER ON DEATH DEED

Reference No. (If applicable) _____

Grantor(s): Verne A. Waterman, a single person

Grantee(s): Aaron Waterman, a single person

Complete Legal Description on Page: 1 & 3

Legal Description (abbreviated): LOT 11 MARBLE MTN RETREAT BK B/PG 5

Assessor's Tax Parcel ID No: 07061840031100

Skamania County Assessor

Reference Nos. of documents Released or Assigned:

Date 10-28-20 Parcel # 07061840031100
LM

GRANTOR. The Grantor is Verne A. Waterman, a single person, whose mailing address is PO Box 66, Winlock, Washington 98596.

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:

Lot 11, Marble Mountain Retreat, according to the recorded plat thereof, recorded in Book B of plats, Page 5 in the County of Skamania, State of Washington.

SUBJECT TO all of the general and special exceptions shown on "Exhibit A" attached hereto and incorporated herein by this reference.

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiary if the primary beneficiary survives the Grantor: **Aaron Waterman, a single person**, whose mailing address is 12606 Hunter Rd SW, Rochester, Washington 98579.

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. 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: 10-19, 2020.

Verne A. Waterman
Verne A. Waterman



STATE OF WASHINGTON)

SS:

COUNTY OF LEWIS)

On this 19 day of October, 2020, before me personally appeared, **Verne A. Waterman**, to me known to be the individual that executed the within and foregoing instrument, and acknowledged the said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on October 19th, 2020.

Dayton B. Stanley-Teffeteller

Print name: Dayton B. Stanley-Teffeteller

NOTARY PUBLIC of Washington,

residing at 1121 Harrison Ave.

Commission expires: 05-01-2024

EXHIBIT "A"

GENERAL EXCEPTIONS:

Taxes or assessments which are not shown as existing liens by the records of any taxes authority that levies taxes or assessment on real property or by the public records.

Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

Easement, claims or easement or encumbrances which are not shown by the public records.

Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a current survey would disclose, and which are not known by public records.

Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

Indian tribal codes or regulations, Indian treaty or aboriginal rights, including, but not limited to easements or equitable servitude.

SPECIAL EXCEPTIONS:

Rights of the Public in and to that portion lying within the road.

Easement for Road, including the terms and provision thereof, recorded in Book 36, Page 61.

Easement of Road, including the terms and provisions thereof, recorded in Book 36, Page 124.
Assignment of Easement including the terms and provisions thereof recorded in Book 45, Page 67.

Easement for right of way including the terms and provision thereof, recoded in Book 45, Page 322.

Restrictive Covenants, including the terms and provisions thereof, recorded in Book 61, 439.

Easements and Reservations for Roads including the terms and provisions thereof, recorded in Book 80, Page 424.

Home Owners Associations fees, if any.

We find no Recorded Access over the new Road that is being used because the existing Road was washed out. Therefore, we cannot insure Access at this time.