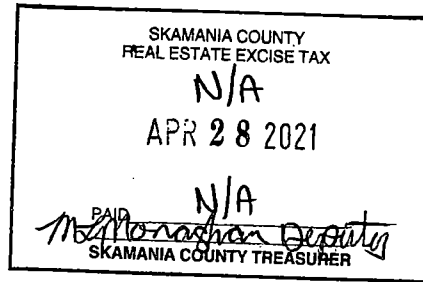




When recorded, return to:
Geoffrey Esaacson
291 Cedar Creek Rd.
Carson, WA 98610



BENEFICIARY DEED / TAKE ON DEATH DEED

THIS BENEFICIARY DEED, made this 28 day of April, 2021, wherein GRANTOR/OWNER, GEOFFREY ESAACSON, a single and unmarried person, of the County of Skamania and State of Washington, as a gift and without consideration, does by these presents GRANT AND ASSIGN, CONVEY AND CONFIRM, unto:

ALAN EDWARD ESAACSON, my son,
A married person, by taking as his sole and separate property,
42 Osprey Lane
Carson, WA 98610

of the County of Skamania and State of Washington as GRANTEE BENEFICIARY / RECIPIENT, the following described Real Estate, situated in the County of Skamania and State of Washington, to-wit:

TRACT 1 - PARCEL TAX No. 04 75 25 400600 00. (NW)

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 7 ½ EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 1 OF THE JEFF ESAACSON SHORT PLAT RECORDED IN BOOK 3 OF SHORT PLATS PAGE 332, SKAMANIA COUNTY RECORDS.

TRACT 2 - PARCEL TAX No. 04 75 25 400601 00. (SW)

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 7 ½ EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

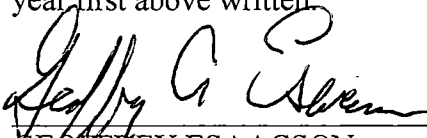
LOT 2 OF THE JEFF ESAACSON SHORT PLAT RECORDED IN BOOK 3 OF SHORT PLATS PAGE 332, SKAMANIA COUNTY RECORDS.

(LEGAL DESCRIPTION FURNISHED TO PREPARER OF THIS INSTRUMENT)

TO HAVE AND TO HOLD, but subject to the provisions as set forth hereinbelow, the same, together with all rights and appurtenances to the same belonging, unto the said Grantee(s) Beneficiary, and to their heirs and assigns FOREVER.

THIS BENEFICIARY DEED is executed pursuant to the Washington Uniform Real Property Transfer on Death Act, RCW § 64.80 et seq. 2014. THIS IS NOT A PRESENT TRANSFER and shall not take effect to convey title to the above-described real estate until Grantor's/Owner's death. This deed will not become effective unless recorded before Grantor's/Owner's death, and it is subject to revocation and change in the manner provided by law.

IN WITNESS WHEREOF, Grantor/Owner has executed this Beneficiary Deed on the day and year first above written.



GEOFFREY ESAACSON
Grantor/Owner

Acknowledgement

State of Washington)
) ss.
County of Skamania)

On this 28th day of April, 2021, before me personally appeared, GEOFFREY ESAACSON, a single and unmarried person, Grantor/Owner, known to me to be the person described in and who executed the foregoing Beneficiary Deed / Take On Death Deed as Grantor/Owner, and acknowledged to me that he executed the same as his voluntary, free act and deed for the purposes therein stated.

IN TESTIMONY WHEREOF, I set my hand and affixed my official seal in the County and State aforesaid, on the day and year first above written.



Notary Public

My Commission Expires: 4-19-2024

