

After recording, please return to:

Chris & Lynnea Richards
2401 Loop Rd.
Stevenson, WA
98648

SKAMANIA COUNTY REAL ESTATE EXCISE TAX
N/A JUL 19 2021
PAID N/A KSA Deputy SKAMANIA COUNTY TREASURER

Skamania County, WA

2021-002522

Total: \$105.50

TOD

07/19/2021 04:52 PM

Pgs=3

Request of: CHRIS & LYNNEA RICHARDS



00009666202100025220030036

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:

CHRISTOPHER RICHARDS
LYNNEA RICHARDS

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

Assessor's property tax parcel or account number:

03072400090300 (D)

Property address: 2401 LOOP RD, STEVENSON, WA, 98648

Legal Description:

PRIMARY BENEFICIARY:

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

CORY RICHARDS
KENDAL RICHARDS
KAITLYN TANASSE

CONTINGENT BENEFICIARY: (Optional)

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:

Christopher Richards
Transferor

7/19/2021
Date

Lynnea Richards
Transferor

7/19/2021
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 Christopher & Lynnea Richards
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: 7/19/2021

Leslie L Moore
Signature

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

Carson
My appointment expires: 2/24/2024

This instrument was prepared by:

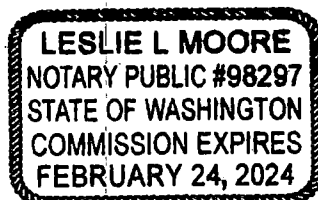


EXHIBIT 'A'

The Northwest Quarter of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter all in Section 24, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING THEREFROM that portion conveyed to Norman T. Skaar, et ux, by instrument recorded April 5, 1972 in Book 63, Page 956, Skamania County Deed Records.

Skamania County Assessor

Date 7/19/21 Parcel# 3-7-24-903