



After recording, please return to:

Randy L. Franks and/or Barbara D. Franks
9491 Cook Underwood Rd./P.O. Box 279
Underwood, Wa. 98651

Skamania County
Real Estate Excise Tax

N/A
JUL 28 2021

PAID

N/A
Skamania County Treasurer

REVOCABLE TRANSFER ON DEATH DEED

Under Chapter 64.80 RCW

Washington Uniform Real Property Transfer on Death Act

The GRANTORS, Randy L. Franks and Barbara D. Franks a married couple as their common estate, for and in consideration of love and affection only, and pursuant to the Washington Uniform Property Transfer on Death Act, conveys and quit claims to Terry Benjamin Boyher a married man as his separate estate. In the case of his death, the contingent beneficiary of said estate be Steven Max Awtrey a married man as his separate estate. The following described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of grantor herein:

Assessor's property tax parcel or account numbers: 031019000703-00;
031019000703-03; 031019000703-05 *(N/A)*
Property address: 9491 Cook Underwood Rd., Underwood, Wa. 98651

Lot 4 of the Crego Short Plat, recorded in book 3 of Short Plats, Page 74,
Skamania County Records

Skamania County Assessor

Date 7/28/21 Parcel# 3-10-19-703

IDENTIFYING INFORMATION:

Transferors, being of competent mind and having the legal capacity to make this deed:

Randy L. Franks and Barbara D. Franks

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

A tract of land in the Southeast Quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

SUBJECT TO:

1. Rights of the Public in and to that portion lying within the road.
2. Easement for Public Road and Electric Power Lines, including the terms and provisions thereof, recorded July 13, 1959 in Book 46, Page 215.

PRIMARY BENEFICIARY:

We designate the following grantee beneficiary if the beneficiary survives us.

Terry Benjamin Boyher
3187 Byrnes Mill Rd.
Eureka, Mo. 63025
DOB- 2/14/1981
SS#- 498-90-9149
314-707-5343

CONTINGENT BENEFICIARY: (Optional)

We designate the following grantee contingent beneficiary if the contingent beneficiary survives the primary beneficiary.

Steven Max Awtrey
9631 Stylecrest Ct.
Crestwood, Mo. 63126
DOB- 1-11-1959
SS#- 500-68-7080
314-374-3276


TRANSFER ON DEATH:


- At our death, we transfer our interest in the described property to the grantee beneficiaries as designated above.
- Before our deaths, We have the right to revoke this deed.
- This deed revokes all prior beneficiary designations by these owners for this interest in real estate.
- Transfer to the Grantee/s shall occur at the Grantors death, and shall include without limitation any after acquired title of the Grantors. Before the Grantors deaths, the Grantors have 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 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:


Randy L. Franks, Transferor
07/28/2021
Date


Barbara D. Franks, Transferor
7-28-2021
Date

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

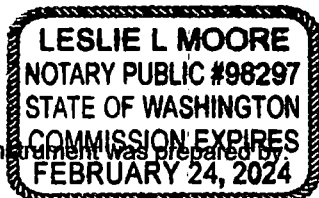
ACKNOWLEDGMENT:

STATE OF Washington
COUNTY OF Skanania ss:

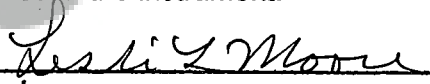
I certify that I know or have satisfactory evidence that Randy L & Barbara D Franks

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: 7/28/2024



This instrument was prepared by


Signature

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

Carson
My appointment expires: 2/24/2024