

Skamania County, WA  
Total: \$257.50  
TOD  
Pgs=5

2021-002739

08/05/2021 02:13 PM

Request of: ANNALA, CAREY & HULL, ATTORNEYS A



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**WHEN RECORDED RETURN TO:**

Annala, Carey & Hull, Attorneys at Law

Post Office Box 325

Hood River, Oregon 97031

Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)

**DOCUMENT TITLE(S)** (or transaction contained therein) (all areas applicable to your document must be filled in)

Transfer on Death Deed

**REFERENCE NUMBER(S)** of Documents assigned or released:

☐ Additional numbers on page \_\_\_\_ of document.

**GRANTOR(S):**

1. Nelson, Sandra J.

2.

3.

4.

☐ Additional names on page \_\_\_\_ of document.

**GRANTEE(S):**

1. Curran, Sam

2. Curran, David

3. Curran, Lawrence

4. Pruitt, Jackie

☐ Additional names on page \_\_\_\_ of document.

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

Sec 27 Township 3N Range 8 E of the Willamette Meridian

☒ Complete legal on page 3 of document.

**Assessor's Property Tax Parcel #**

03082740020000

☐ 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.

"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

[Signature] Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

After Recording Mail to:

Annala, Carey & Hull, Attorneys at Law

Post Office Box 325

Hood River, OR 97031

Document Title:

**TRANSFER ON DEATH DEED**

Reference Number(s) of Documents Assigned or Released:

Grantor: Nelson, Sandra J.

Grantee: Curran, Sam; Curran, David; Curran, Lawrence and Pruitt, Jackie

Legal Description:

Abbreviated Legal Description: Sec 27 Township 3N Range 8 E of  
the Willamette Meridian

Assessor's Property Tax Parcel Numbers(s):

03082740020000

*DN*

**After Recording Deliver to:**

Annala, Carey & Hull  
Attorneys at Law, 305 Cascade Street  
P.O. Box 325, Hood River, OR 97031

**Until A Change Is Requested, All Tax Statements  
Shall Be Sent to The Following Address:**

Sandra J. Nelson  
192 Berge Road, Stevenson, WA. 98648

**Name and Address of Grantor:**

Sandra J. Nelson  
192 Berge Road, Stevenson, WA. 98648

**Name and Address of Grantee:**

Sam Curran  
16321 NE 78<sup>th</sup> Way, Vancouver, WA. 98682

**Name and Address of Grantee:**

David Curran  
1045 S Indian Lane, White Salmon, WA. 98672

**Name and Address of Grantee:**

Lawrence Curran  
16505 NE 40<sup>th</sup> St, Vancouver, WA. 98082

**Name and Address of Grantee:**

Jackie Pruitt  
192 Berge Road, Stevenson, WA. 98648

Parcel No. 03082740020000

True Actual Consideration is \$None

**TRANSFER ON DEATH DEED**

**PROPERTY TAX STATEMENT**

Until a change is requested, the County Clerk shall send tax statements to the following address: 192 Berge Road, Stevenson, WA. 98648.

**IDENTIFYING INFORMATION**

Owner/Grantor: **SANDRA J. NELSON**

Mailing address: **192 Berge Road, Stevenson, Washington 98648**

does hereby grant, bargain, sell and convey my interest in the below-described real property, unto the below-named Primary Beneficiaries at the time of her death, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Skamania and State of Washington, described as follows, to wit:

Legal Description of the Property:

A tract of land in the Jos. Robbins D. L. C., in Section 27, Township 3 North, Range 8 East, W. M., more particularly described as follows:

Beginning at a point 906.6 feet north and 660 feet east of the intersection of the west line of the said Robbins D. L. C. and the south line of the said Section 27; thence North 29° West 122.4 feet; thence North 36° 37' East 99.3 feet; thence South 186.8 feet to the point of beginning.

TOGETHER WITH: Beginning at a point 660 feet east and 1650 feet north of the intersection of the west line of the said Robbins D. L. C. and the south line of the said Section 27; thence East 660 feet; thence South 330 feet; thence West 396 feet; Thence South 429 feet; thence West 264 feet; thence North 759 feet to the point of beginning;

EXCEPT the following described tract; Beginning at a point on the east boundary of said tract 924 feet east and 991 feet north of the intersection of the west line of the said Robbins D. L. C. and the south line of said Section 27; thence South 100 feet; thence West 244 feet more or less to the easterly line of a private road formerly known as the Wallingford Road; thence northerly along the easterly line of said road to a point due West of the point of beginning; thence east 230 feet more or less to the point of beginning; Except rights of way for public roads.

PRIMARY BENEFICIARY:

I designate the following Beneficiaries, if they survive me, as grantees of the herein described property:

Name: **Sam Curran**, as to an undivided one-fourth ( $\frac{1}{4}$ ) interest;  
Name: **David Curran**, as to an undivided one-fourth ( $\frac{1}{4}$ ) interest;  
Name: **Lawrence Curran**, as to an undivided one-fourth ( $\frac{1}{4}$ ) interest;  
Name: **Jackie Pruitt**, as to an undivided one-fourth ( $\frac{1}{4}$ ) interest;  
All as tenants in common.

The above-named Beneficiaries are the grantees of this deed as provided by statute, if they survive me. If any of my Beneficiaries do not survive me, the share of such predeceased child shall pass in equal shares to his or her surviving children by right of representation, except for the children of Jackie Pruitt, whose share shall be redistributed equally among my surviving Beneficiaries.

The true and actual consideration paid for this transfer is \$ None.

**TRANSFER ON DEATH**

At the time of my death, I transfer my entire interest in the described property to the Beneficiaries as designated above.

Before my death, I have the right to revoke this deed.

**RETURN OF DEED**

After recording, the County Clerk shall return the deed to: Annala, Carey & Hull,  
Attorneys at Law, P.O. Box 325, Hood River, Oregon 97031.

**SIGNATURE OF OWNER MAKING THIS DEED**

6-23-2021  
Date

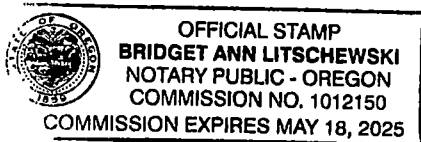
Sandra J. Nelson  
Sandra J. Nelson

STATE OF OREGON )  
County of Hood River ) ss.  
)

June 23<sup>rd</sup>, 2021

Personally appeared the above named **SANDRA J. NELSON**, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before Me:



Bridget Ann Litschewski  
Notary Public for Oregon  
My Commission Expires: May 18, 2025