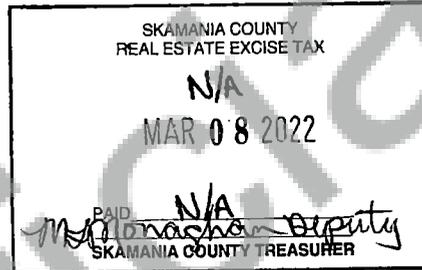




RECORDATION REQUESTED BY/RETURN TO:
ORANGE COAST LENDER SERVICES
1000 COMMERCE DR SUITE 520
PITTSBURGH, PA 15275 736875

Send Tax Notices to:
MARIE NATIVIDAD KUFUS
51 FIR LANE
BINGEN, WA 98605-9034



REVOCABLE TRANSFER ON DEATH DEED

CL21934

Grantor(s):	JOAN M. ZOLP, A SINGLE PERSON
Grantee(s):	MARIE NATIVIDAD KUFUS
Legal Description (Abbreviated):	LOT 2 OF RALPH STEWART SHORT PLAT
Assessor's Property Tax	03091130140100
Parcel/Account No.:	

This instrument is made pursuant to Washington's Uniform Real Property Transfer on Death Act, RCW 64.80 *et seq.*

GRANTOR(S). The Grantor **JOAN M. ZOLP, A SINGLE PERSON**, whose mailing address is 4042 Cook Underwood, Cook, WA 98605

LEGAL DESCRIPTION. The real property that is the subject of this Revocable Transfer on Death Deed is situated in the County of SKAMANIA, State of Washington, and is legally described as follows:

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON AND IS MORE FULLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SAID SECTION 11;

THENCE NORTH 290 FEET;

THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 208 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED;

THENCE CONTINUING EASTERLY PARALLEL TO THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 442 FEET;

THENCE NORTH 370 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 397 FEET;

THENCE SOUTH 266 FEET;

THENCE WEST 45 FEET;

THENCE SOUTH 104 FEET TO THE INITIAL POINT OF BEGINNING.

AKA LOT 2 OF THE RALPH STEWART SHORT PLAT, RECORDED IN BOOK 2 OF SHORT PLATS, PAGE 32, SKAMANIA COUNTY RECORDS.

BEING THE SAME PROPERTY CONVEYED TO JOAN M. ZOLP, BY JOAN ZOLP, DEED DATED 10/29/2008, RECORDED 11/3/2008, IN INSTRUMENT # 2008171365, BOOK, PAGE, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

Property Address: 51 FIR LANE, BINGEN, WA 98605-9034

Skamania County Assessor

Tax Parcel Number: 03091130140100

Date 3-8-22 Parcel# 03091130140100
fm

PRIMARY BENEFICIARY. The Grantors designate the following primary beneficiary if the primary beneficiary survives the Grantor: **MARIE NATIVIDAD KUFUS**, whose mailing address is 51 FIR LANE, BINGEN, WA 98605-9034.

TRANSFER ON DEATH. Per RCW 64.80 *et. seq.*, the Grantor transfer all of the Grantors' interest in the described property, including without limitation any after acquired title of the Grantors, to the beneficiaries as designated above, on the death of the last Grantor to die. Before the last Grantors' death, 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 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 this 25th day of February, 2022.

Joan M Zolp

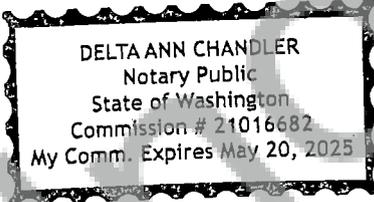
JOAN M. ZOLP

STATE OF WASHINGTON)
)
COUNTY OF Klickitat) SS.

I certify that I know or have satisfactory evidence that **JOAN M. ZOLP** is/are the person(s) who appeared before me, and said person(s) acknowledged that she/he/they signed this instrument and acknowledge it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2-25-22

(Seal)



Delta Ann Chandler
Notary name printed or typed: Delta Ann Chandler
Notary Public in and for the State of Washington
Residing at Carnes
My Appointment Expires: 5-20-25

This instrument was prepared by
BRENT DILLE, Attorney at Law
O/B/O BC LAW FIRM, P.A.
2010 CATON WAY SW 101
OLYMPIA, WA 98502

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.