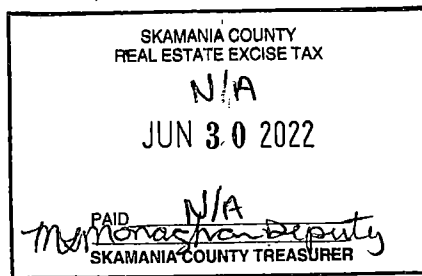


AFTER RECORDING RETURN TO:

ALEXA N. RITCHIE
Landerholm, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086



REVOCABLE TRANSFER ON DEATH DEED

Grantor: BETTY N. NELSON, not married
Grantee: LISA MARIE SOHNS, as her separate property
Legal Description (abbreviated): -41Ac+Or- Per Co Rd R/W
Auditor's Tax Parcel ID No: 03072600050000 Skamania County Assessor

Date 6-30-22 Parcel # 03072600050000 JM

GRANTOR. The Grantor is BETTY N. NELSON, not married, whose mailing address is 212 Myers Road, Stevenson, WA 98648

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

Those tracts of land situated in the Southeast quarter of Section 26, Township 3 North, Range 7 East, of the Willamette Meridian, in the County of Skamania and State of Washington being more particularly described as follows:

That Portion of the Northwest quarter of the Northwest quarter of the Southwest quarter of the Southeast quarter lying North and East of Myers Road;

TOGETHER WITH: All that portion of land described below lying southerly of the centerline of Myers Road; Beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 26; thence along the South line of said Quarter-Quarter, South 89 01'28" East, a distance of 529.58 feet; thence North 45 23'24" West, a distance of 306.98 feet; thence parallel with the South line of said Quarter-Quarter, North 89 01'28" West, a distance of 307.99 feet to the West line of said Northwest quarter of the Southeast quarter; thence along said West line, South 00 48'45" West, a distance of 211.82 feet to the point of beginning.

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiary: LISA MARIE SOHNS, a single woman, whose mailing address is 212 Myers Road, Stevenson, WA 98648.

CONTINGENT BENEFICIARIES. The Grantor designates the following contingent beneficiaries: ALLEN JAMES NELSON, a married man as his separate property, whose mailing address is 14009 SE 22nd Circle, Vancouver, WA 98683 and DAVID LEE NELSON, a single man, whose mailing address is 812 SE 136th Street, Vancouver, WA 98685, each as to an undivided 1/2 interest as tenants in common. If either of ALLEN JAMES NELSON or DAVID LEE NELSON is deceased at the time set for distribution, such deceased beneficiary's share shall pass to the survivor of them.

TRANSFER ON DEATH. The Grantor transfers all of the Grantor's interest in the described property, including (without limitation) any after-acquired title of the Grantor, to the beneficiaries, in equal shares, as designated above. Before the Grantor's death, the Grantor has the right to revoke this deed.

REAL ESTATE EXCISE TAX EXEMPTION. The transfer of the property described in 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(6)(d).

DATED June 28 day of June, 2022.



Betty N. Nelson
BETTY N. NELSON

STATE OF WASHINGTON)
County of Skamania) ss.

I certify that I know or have satisfactory evidence that BETTY N. NELSON is the person who appeared before me, and said person acknowledged that such person signed this instrument and acknowledged it to be such person's free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 6-28-22

Deanna Marie Syron
Notary Public in and for the State of Washington,
Residing at Clark County, Skamania
My appointment expires: April 9, 2025