



After recording, please return to:

Joan Joyce
278 NE Frank Johns Rd
Stevenson, WA 98648

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:

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

Abb. Sec 36 T 3NR 75 See Attached

Assessor's property tax parcel or account number:

Property address: 03753630056000 or

Legal Description: 278 NE Frank Johns Rd
Stevenson, WA 98648

See Attached

PRIMARY BENEFICIARY:

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

Emily T. Joyce

CONTINGENT BENEFICIARY: (Optional)

SKAMANIA COUNTY REAL ESTATE EXCISE TAX
N/A
JAN 12 2023
PAID N/A K. Deputy SKAMANIA COUNTY TREASURER

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:

Joanna Joyce
Transferor
01/12/2023
Date

Emily Joyce
Transferor
01/12/2023
Date

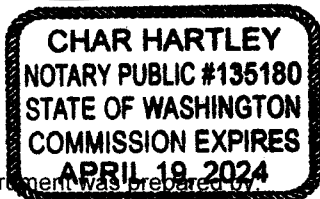
Construe all terms with the appropriate gender and quantity required by the sense of this deed.

ACKNOWLEDGMENT:

STATE OF Washington,
COUNTY OF Skamania ss:

I certify that I know or have satisfactory evidence that Joanna Joyce & Emily Joyce
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: 1-12-2023



This instrument was prepared by

Char Hartley
Signature
Notary Public in and for the State
of Washington, residing at:
Skamania County
My appointment expires: 4-19-2024

EXHIBIT A

All that part of the South 75 feet of Lot 9 STEVENSON PARK ADDITION, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington, which lies on the Easterly side of the Johns Road sometimes known as Strawberry Road running in a Northwesterly and Southeasterly direction through said lot.

TOGETHER WITH a a portion of land lying Northerly of the following described boundary lines:

Beginning at a point 259.75 feet South $89^{\circ} 25' 07''$ East and North $00^{\circ} 34' 53''$ East 1372.91 feet from the Southeast corner of the Southeast Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, basis of bearing being the South line of the Southeast Quarter of said Section 36, Township 3 North, Range 7 East of the Willamette Meridian; thence South $86^{\circ} 08' 32''$ West 147 feet more or less to the centerline of Johns Road and the True Point of Beginning; thence North $86^{\circ} 08' 32''$ East 300 feet more or less to the center of Vallett Creek and the end of said line.