



00015296202300002030050051

RETURN ADDRESS

Marion Kanthak
107 NW 82nd Street
Vancouver, WA 98665

DOCUMENT TITLE

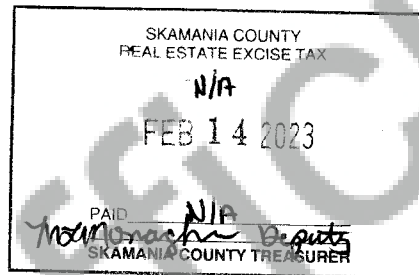
Transfer on Death Deed

GRANTOR

Kanthak, Marion C.

GRANTEE

Kanthak, Karl E.

**LEGAL DESCRIPTION**

NWQ SEC 16 TN1N R5E WM Skamania Co, WA Additional Legal Exhibit A Page 3-4

ASSESSOR'S PROPERTY TAX LOT NUMBER

01051600080000 *mw*

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 provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or obscure some part of the text of the original document.

Marion C. Kanthak

Signature of Requesting Party

This Deed was prepared by

51 Oregon View

Washougal, Washington 98671

Attn: Karl Kanthak

When recorded, return to107 NW 82nd Street

Vancouver, Washington 98665

Attn: Marion Kanthak

Tax Parcel Number/Assessor Parcel Number:

01051600080000

TRANSFER ON DEATH DEED**(BENEFICIARY DEED)**

For the consideration of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Marion Kanthak**, a single person, with a address of 107 N W 82d Street, Vancouver, Washington 98665 ("**Grantor**") hereby grants and conveys without warranty to

Karl Kanthak, a single person, with an address of 51 Oregon View, Washougal, Washington 98671 ("**Beneficiary**")

effective on the death of Grantor and not sooner, the following property, situated in Skamania County, Washington, together with all rights and privileges appurtenant thereto, and all improvements thereon:

See Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT TO: current taxes ad other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and all matters which an accurate survey of the property or a physical inspection of the property would disclose.

The intention of this Transfer-of-Death Deed (Beneficiary Deed) is to allow the Property to convey to Beneficiary upon the death of Grantor without the need for the Property to be placed into probate proceedings of any form. Notwithstanding anything herein to the contrary, Grantor shall and does hereby reserve unto himself or herself (as the case may be), in Grantor's sole and absolute discretion, for any reason or no reason, the right to revoke this Deed in Grantor's sole and absolute discretion and without the need for providing any third party with notice of such revocation. Moreover, Grantor reserves unto himself or herself (as the case may be) the absolute right to sell, grant, convey, transfer, lease, mortgage, pledge, hypothecate, finance, refinance, encumber, improve, alter, renovate, demolish, and/or modify the Property, whether in whole or in

part, in any fashion whatsoever, at any time prior to the death of Grantor, in Grantors sole and absolute discretion, at no recourse to Grantor or to the estate of Grantor.

DATED: 2/2/2023

Grantor:

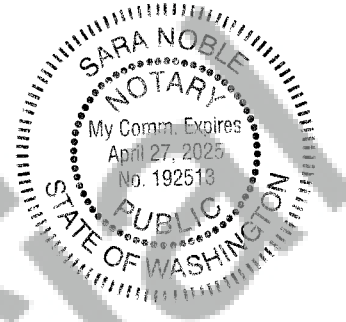
By Marion Kanthak

Name: **Marion Kanthak**

STATE OF Washington

) ss

COUNTY CLARK



The foregoing instrument was acknowledged before me this 3rd day of February, 2023, by Marion Kanthak as or on behalf of the Grantor.

Sara Noble

Notary Public

My commission expires 04/27/2025

Exhibit A: Tax Parcel Number: 01051600080000 Legal Description:

A portion of the Northwest quarter of Section 16, Township 1 North, Range 5 east of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point that is the center of a 50-foot radius cul-de-sac, which point is South 44°12'44" East 2029.73 feet (Washington Coord. System, South Zone) from the Northwest corner of said Section 16;

Thence North 05°03'00" West 100.00 feet to the True Point of Beginning;

Thence South 85°00'00" East 1199.83 feet to the East line of said Northwest quarter Section 16;

Thence North 01°14'00" East along said East line 878.75 feet to a point 677.63 feet South 01°14'0" West from the Northeast corner of said Northwest quarter;

Thence South 70°00'00" west 1299.69 feet;

Thence South 05°03'00" East 130.00 feet to the True Point of Beginning.

TOGETHER WITH AND SUBJECT TO a 60-foot easement, the centerline of which is described as follow:

Beginning at a point in the centerline of State Highway 14, which point is South 11°22'50" West (Washington Coord. System South Zone) 4030.75 feet from the Northwest corner of said Section 16, said point being South 44°12'44" East 2029.73 feet from the Northwest corner of said Section 16.

Thence North 40°43'00:" West 296.10 feet;

Thence along the arc of a 200-foot radius curve to the right for an arc distance of 130.38 feet;

Thence North 3°22'00" West 297.21 feet;

Thence along the arc of a 50 foot radius curve to the right for an arc distance of 70.95 feet;

Thence North 77°56'00" East 1045.34 feet;

Thence along the arc of a 400-foot radius curve to the left for an arc distance of 191.99 feet

Thence North 50°26'00" East 268.49 feet;

Thence along the arc of a 200-foot radius curve to the left for an arc distance of 180.29 feet;

Thence North 1°13'00" West 416.32 feet;

Thence along the arc of a 300-foot radius curve to the right for an arc distance of 219.30 feet;

Thence North 40° 40'00" East 485.71 feet;

Thence along the arc of a 153.195 foot radius curve to the left for an arc distance of 38.64 feet;

Thence North 26°13'00" East 274.54 feet;

Thence along the arc of a 200-foot radius curve to the left for an arc distance of 69.41 feet;

L. K.

Thence North ~~16~~°20'00" East 145.54 feet;

Thence along the arc of a 60 foot radius curve to the right for an arc distance of 77.96 feet;

Thence North 80°47'00" East 252.77 feet;

Thence along the arc of a 60-foot radius curve to the right for an arc distance of 98.61 feet;

Thence South 5°03'00" East 342.17 feet to center of a 50-foot radius cul-de-sac and the terminus of said right of way centerline, said point being South 44°12'44" East 2029.73 feet from the Northwest corner of said Section 16.

Skamania County Assessor *om*

Date 2/14/23 Parcel# 01051600080000