

After recording, please return to:



Lori W. Kitchin  
12 Upper Lakeview Rd  
White Salmon, WA 98672

**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: Lori W. Kitchin

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

Lot 2 of the R+N Short Plat, recorded in Book 3 of Short Plats, page 353, Skamania County Records

Assessor's property tax parcel or account number:

Property address:

Legal Description:

Tax Parcel 03100300022900 & M 8/29/23

See Description: Exhibit A

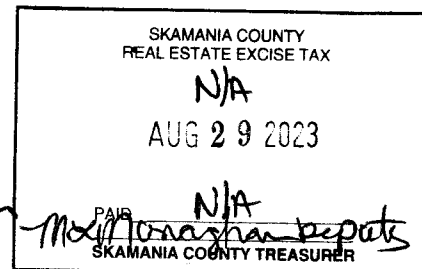
**PRIMARY BENEFICIARY:**

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

Charles Watkins Kitchin

**CONTINGENT BENEFICIARY: (Optional)**

Joshua Ryan Kitchin



**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:**

*[Signature]*  
Transferor

Transferor

8/29/23  
Date

Date

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

**ACKNOWLEDGMENT:**

STATE OF Washington  
COUNTY OF Klickitat ss:

I certify that I know or have satisfactory evidence that Lori Kitchen

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: 08/29/2023

*[Signature]*  
Signature

Notary Public in and for the State  
of Washington, residing at:

White Salmon, WA 98672  
My appointment expires: 04/24/2024

This instrument was prepared by:



**Legal Description for Tax Parcel 03100300022900, Lori W. Kitchen**

A tract of land in the Northeast quarter of the Southwest quarter and in the Southeast quarter of the Northwest quarter of Section 3, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the R & N Short Plat, recorded in Book 3 of Short Plats, Page 353, Skamania County Records.

EXCEPTING THEREFROM that tract described in Quit Claim Deed Boundary Line Adjustment filed under Auditor File Number 2005-157519, Skamania County Records;

FURTHER EXCEPTING THEREFROM that tract described in Quit Claim Deed Boundary Line Adjustment filed under Auditor File Number 2014-001617, Skamania County Records;

FURTHER EXCEPTING THEREFROM that tract described in Quit Claim Deed Boundary Line Adjustment filed under Auditor File Number 2020-000132, Skamania County Records.

Exhibit A

Skamania County Assessor

Date 8-29-23 Parcel# 03100300022900

*for*