

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:

AC: 1.9100, Situs: 12 Upper Lakeview Rd

Assessor's property tax parcel or account number:

Property address: 12 Upper Lakeview Rd, White Salmon, WA 98672

Legal Description:

See Exhibit A Legal Description
(from Quit Claim Deed recorded 03.21.2016)
Tax Parcel Number: 03100300040000

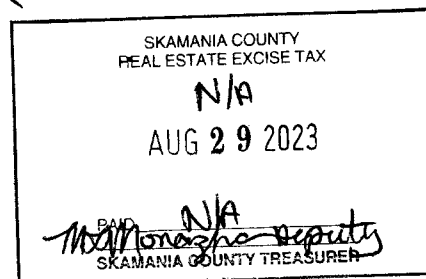
PRIMARY BENEFICIARY:

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:

Lori Kitchen
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

Angelica Ramos Torres
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 EXHIBIT A

(from Quit Claim Deed recorded 03.21.2016)

A tract of land 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:

BEGINNING at the center line of said Section 3; thence North 01°36'08" West, 179.96 feet to the True Point of Beginning; thence North 01°36'36" West, 221.91 feet to the Northeast corner of the parcel; thence South 87°47'57" West, 62.32 feet to an iron rod in the fence line; thence South 87°47'57" West, 243.56 feet along the fence line to an iron rod; thence South 10°11'43" West, 250.06 feet along the fence to an iron rod; thence North 84°19'10" East, 72.07 feet to an iron rod; thence North 84°11'50" East, 200.79 feet to an iron rod; thence North 84°11'50" East, 85.07 feet to the True Point of Beginning.

ALSO TOGETHER WITH that portion conveyed to Charles E. Kitchen, Jr. and Lori W. Kitchen, husband and wife by Auditor's File No. 2005159495.

EXCEPT that portion conveyed to Michael Gundlach by instrument recorded in Auditor's File No. 2005159494.

Skamania County Assessor

Date 03-21-16 Parcel# 3-10-3-400

Skamania County Assessor

Date 8-29-23 Parcel# 0300300040000
LM