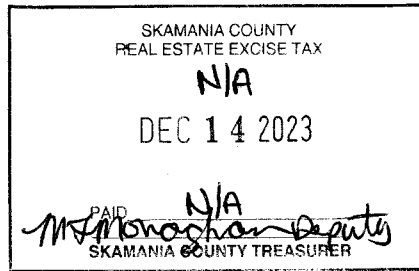




00017540202300018440030038

After recording, please return to:
Larry and Jo Anne Birkenfeld
262 Maranatha Lane
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: Larry A. Birkenfeld and Jo Anne Birkenfeld, Husband and Wife

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

Assessor's property tax parcel or account number: 03073500070000

Property address: 262 Maranatha Lane

Legal Description: SW 1/2 SEC 35 T3N R7E of WM

See full legal description on page 2- Exhibit A

PRIMARY BENEFICIARY:

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

Joy Ellen Birkenfeld and Melody Anne Cole JTWS

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:

Larry A. Birkenfeld

Transferor

12/14/23
Date

Jo Anne Birkenfeld

Transferor

12-14-23
Date

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

ACKNOWLEDGMENT:

STATE OF Washington
COUNTY OF Snohomish ss:

I certify that I know or have satisfactory evidence that Larry A. & Jo Anne Birkenfeld

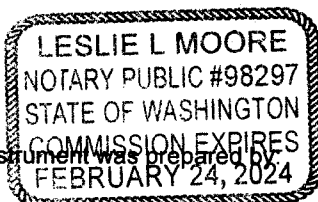
Is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12/14/23

Leslie L Moore
Signature

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

Carson
My appointment expires: 2/24/2024



This instrument was prepared by

EXHIBIT 'A'

A tract of land in the West Half of the Southwest Quarter of Section 35, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point 114 feet West of the Southeast corner of the Northwest Quarter of the Southwest Quarter of the said Section 35; thence North 02°26' East 147 feet; thence North 70°11' West 266 feet; thence North 69°19' West 300 feet; thence North 70°09' West 500 feet; thence South 20°59' West 347 feet; thence South 58°01' East 156 feet; thence South 59°41' East 430 feet; thence South 77°05' East 254 feet; thence North 67°25' East 294 feet; thence North 79° East 100 feet; thence North 24°05' West 56 feet to the place of beginning.

Together with an easement for Access being 20 feet wide as disclosed by instrument recorded August 26, 1999 in Book 192, Page 614.

Skamania County Assessor

Date 2/24/03 Parcel # 3-7-35-700

GL