

After recording, please return to:
Clara Darlene Ball
PO Box 95
Carson, WA 98610

Skamania County, WA
Total: \$304.50
TOD
Pgs=2

2024-000235

03/05/2024 10:54 AM

Request of: CLARA DARLENE BALL



Skamania County
Real Estate Excise Tax
N/A
MAR 05 2024

PAID N/A
KSA Deputy Skamania County Treasurer

TRANSFER ON DEATH DEED

Under Chapter 64.80 RCW
Washington Uniform Real Property Transfer on Death Act

THE GRANTOR, Clara Darlene Ball, a single woman, for and in consideration of love and affection only, and pursuant to the Washington Uniform Property Transfer on Death Act, conveys and quit claims to David Brian Ball, a single man for the following described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of grantor herein:

Physical address: 42 Juniper Street

Assessor's Tax Parcel No. 03082941170000 (DW)

Abbreviated Legal: Lot 41 Columbia Heights Bk A/PG 136 full legal on page 2 Exhibit A

Transfer to the Grantee/s shall occur at the Grantor's death and shall include without limitation any after acquired title of the Grantor. Before the Grantor's death, the Grantor/s has the right to revoke this deed.

Skamania County Assessor

Date 3/5/24 Parcel# 3-8-29-41-1700

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).

Dated:

March 5 2024

Clara Darlene Ball
Clara Darlene Ball, Grantor

Exhibit A

Page Two

Parcel # 03082941170000

Lot 41 Columbia Heights, according to the Recorded Plat Thereof, Recorded in Book 'A' of Plats Page 136 int the County of Skamania, County, Washington;

Subject TO building restrictions and restrictive covenants imposed on the plat of Columbia Heights by an instrument dated November 1, 1968, and recorded June 16, 1969, at Page 491 of Book 60 of Deeds, under Auditors File No. 71119, Records of Skamania County Washington;

AND SUBJECT TO an easement and right of way for an underground television cable easement granted to Vernon E. Seager, doing business as Gorge Cablevision, over and across the southerly six feet of the said Lot 41.

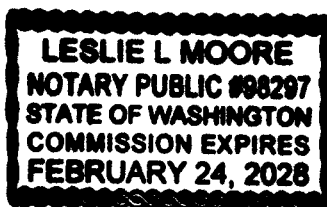
Skamania County Assessor

Date 3/5/24 Parcel# 3-8-29-4-1-1700

STATE OF WASHINGTON)
COUNTY OF SKAMANIA) ss:

I certify that I know or have satisfactory evidence that Clara Darlene Ball. Is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 3/5/2024



Signature

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

Carson

My appointment expires: 2/24/2028