



After recording, please return to:

John E. Manning Jr.
192 Larsen Rd.
Underwood, Wash. 98651

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: *John E. Manning Jr.*

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

Assessor's property tax parcel or account number: *Parcel No. 03101500430100*

Property address: *192 Larsen Rd. 2.8 AC. Parcel No. 03101400020100*

Legal Description: *Field south of 192 Larsen Rd. 0.72 AC.*

see exhibit A & B

PRIMARY BENEFICIARY:

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

Lori Elliott (daughter)

Skamania County

Real Estate Excise Tax

N/A

MAR 19 2024

CONTINGENT BENEFICIARY: (Optional)

Sue Root (daughter)

PAID

N/A

Mark Magister Deputy
Skamania County Treasurer

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:

John E. Manning Jr
Transferor

Transferor

3/18/24
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 John E Manning

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: March 18, 2024

Gabriela Medrano I
Signature

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

White Salmon

My appointment expires: Dec. 22, 2024

This instrument was prepared by:

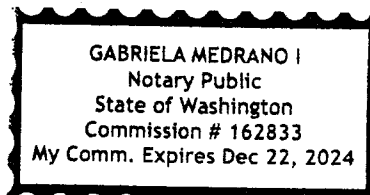


EXHIBIT A

Parcel #03101500130100

That portion of the following described property lying Easterly of the Easterly line of Larson County Road, (County Road No. 3000), the South half of the Northeast quarter of the Northeast quarter of the Southeast quarter and the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 15, Township 3 North, Range 10 E.W.M.

Skamania County Assessor

Date 3/19/24 Parcel # 3-10-15-1301
DO 3-10-14-201

Exhibit B

Lot 1 Pacific & Light S/p BK 2/PG 173

03101400020100

Unofficial
Copy