

Skamania County, WA
Total: \$304.50
DEED
Pgs=2
Request of: KATHLEEN COMBELIC

2024-000873

07/08/2024 10:17 AM



00018848202400008730020027

RETURN TO:

Kathleen Combelic, Trustee
2024 KATHLEEN COMBELIC TRUST
17502 NE 192nd Avenue
Brush Prairie, WA 98606

Skamania County
Real Estate Excise Tax

37249

JUL 08 2024

MAIL TAX STATEMENT TO:

SAME AS ABOVE

PAID Exempt
Skamania County Treasurer

BARGAIN AND SALE DEED

KATHLEEN D. COMBELIC ("Grantor) conveys to Kathleen Combelic, Trustee of the KATHLEEN COMBELIC TRUST U/T/A 05.03.24 (Trust date) ("Grantee") the following described real property situated in County of Skamania, State of Washington, free of encumbrances except those of public record:

LEGAL DESCRIPTION: The South 300 feet of the East 482.71 feet of the North Half of the Northeast Quarter of Section 27, Township 3 North, Range 8 East of the Willamette Meridian in the County of Skamania, State of Washington.

Together with a 30-foot-wide easement of ingress, egress and utilities over, under and across the East 30 feet of the said North Half of the Northeast Quarter of Section 27, lying Southerly of a strip of land 300 feet in width, acquired by the United States of America for the Bonneville Power Administration's electric power lines; EXCEPTING the south 300 feet thereof.

Subject to: Covenants, conditions, restrictions and easements of record.

Abbreviated Legal: Not required.

Tax Parcel Number(s): 03082700015000 LM 7/8/24

The true consideration for this conveyance is the transfer of the said real property from the Grantor's individual ownership to the Grantors' revocable living trust for estate planning purposes and is valued at \$0.00. This transfer is exempt from Washington State Real Estate Excise Tax under WAC 458-61A-211.

Skamania County Assessor

DATED: 06.05, 2024.

Date 7-8-24 Parcel# 03082700015000
LM

Page 1 - BARGAIN AND SALE DEED - Kathleen Combelic to the Kathleen Combelic Trust

6/5/2024

JOHN A. RANKIN, LLC.
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john@johnrankin.com

Kathleen D. Combolic
KATHLEEN D. COMBELIC

**WASHINGTON NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)**

State of Washington

County of Clark

I certify that I know or have satisfactory evidence KATHLEEN D. COMBELIC 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: June 5, 2024

Mari E Howell

Signature

(Seal or stamp)

Notary Public Title

My appointment expires: 08/12/2024

