

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

2024-001292

09/11/2024 09:58 AM

Request of: KATHLEEN MCCORMICK



00019406202400012920020021

When Recorded Return To:

Kathleen McCormick
91 Fern Meadow Road
Stevenson, WA 98648

Skamania County
Real Estate Excise Tax

N/A

SEP 11 2024

PAID N/A
KSA, Deputy Skamania County Treasurer

REVOCABLE TRANSFER ON DEATH DEED

Grantor: Kathleen Loise McCormick, a single person
Grantee: Colin William Tracey, a married man, but as his separate property
Legal Description: LOT 3 KANAKA CREEK ESTATES SP BK 3/PG 317
Tax Parcel Number: 03072540080200 Skamania County Assessor

Date 9-11-24 Parcel# 03072540080200
2m

Grantor. The Grantor is Kathleen Louise McCormick, whose mailing address is 91 Fern Meadow Road, Stevenson, WA 98648.

Legal Description. The real property that is the subject of this Revocable Transfer on Death Deed is situate in the County of Skamania, State of Washington and is legally described as follows:

A tract of land in the South half of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the KANAKA CREEK Short Plat, recorded in Book 3 of Short Plats, Page 317, Skamania County Records.

SUBJECT TO SPECIAL EXCEPTIONS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 19 OF THE PRELIMINARY TITLE REPORT DATED MARCH 22, 2023 FILE NUMBER S23-0130KM.

Beneficiary. The Grantor designates the following beneficiary:

COLIN WILLIAM TRACEY, a married man, but as his separate property.

Transfer on Death. Upon Grantor's death, Grantor grants, transfer, devises and conveys all of the Grantor's interest in the above described real property, including without limitation any after acquired title of the grantor, to Colin William Tracey, a married man but as his separate property, or to his issue, in equal shares, by right of representation. Before the grantor's death, the Grantor has the right to revoke this deed.

Real Estate Excise Tax Exemption. The recording of the Revocable Transfer on Death Deed is exempt from the Washington Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

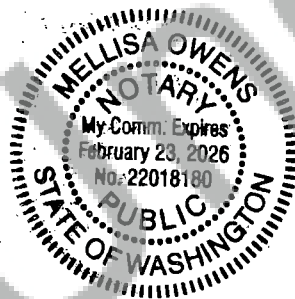
DATED this 26th day of August, 2024.

Kathleen Louise McCormick
KATHLEEN LOUISE McCORMICK, Grantor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAMANIA)

On this date personally appeared before me, KATHLEEN LOUISE McCORMICK, to me known to be the individual described in and who executed the within and foregoing instrument in her capacity and acknowledged to me that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26 day of August, 2024.



Mellisa Owens
NOTARY PUBLIC: Mellisa Owens
In and for the State of Washington
Residing at: Skamania
My commission expires: 02-23-2026