



00020644202600002200030030

When Recorded Return To:

Name: JAMES & JOAN HUFFMAN
Address: PO BOX 333 / 1011 CHENOWETH ST.
NORTH BONNEVILLE, WA 98639

Skamania County
Real Estate Excise Tax
N/A
FEB 18 2025

PAID

N/A

GRANTEE: BRYAN DuCommun

Skamania County Treasurer
Space above this line for recorder's use only

WASHINGTON TRANSFER ON DEATH DEED

(Last name first, then first name and initial(s))

Grantor Full Name: HUFFMAN, JAMES E Marital Status: MARRIED
Address: 1011 CHENOWETH ST, NORTH BONNEVILLE, WA. 98639

Grantor Full Name: HUFFMAN, JOAN A. Marital Status: MARRIED
Address: 1011 CHENOWETH ST, NORTH BONNEVILLE, WA 98639

Abbreviated Legal Description: LOT 11 BLK 10 - RELOCATED NORTH BONNEVILLE

Assessor's Property Tax Parcel or Account #: 02072922110000 JN

GRANTOR, JAMES E. & JOAN A. HUFFMAN, for and in consideration of transfer on death pursuant to the Washington Uniform Real Property Transfer on Death Act, conveys and quitclaims to the following-designated beneficiary, as GRANTEE, effective only upon the death of Grantor, all right, title and interest in and to the following-described real estate, situated in the County of SKAMANIA, State of Washington, including any interest therein which Grantor may hereafter acquire:

LOT 11 of the block 10 of the THIRD ADDITION TO THE PLATS OF RELOCATED NORTH BONNEVILLE, RECORDED IN Book "B" of PLATS, Page 34, IN THE COUNTY OF SKAMANIA WASHINGTON.

[WRITE LEGAL DESCRIPTION HERE OR ATTACH EXHIBIT A]

Skamania County Assessor JN

Tax Parcel No. 02072922110000

Date: 2/18/25 Parcel# 02072922110000

PRIMARY BENEFICIARY. Grantor designates the following primary beneficiary if the primary beneficiary survives Grantor.

Full Name: BRYAN R.E. DuLommun Marital Status: MARRIED
Address: 10822 COUNTY LINE RD, EDGEWOOD, WA 98372

Full Name: _____ Marital Status: _____
Address: _____

ALTERNATE BENEFICIARY (OPTIONAL). If the primary beneficiary does not survive Grantor, Grantor designates the following the alternate beneficiary if that beneficiary survives Grantor.

Full Name: STEVEN C. DuLommun Marital Status: SINGLE
Address: P.O. Box 81 Republic, WA 99166

Full Name: _____ Marital Status: _____
Address: _____

TRANSFER ON DEATH. The Grantor transfers all of the Grantor's interest in the described real property, including without limitation any after acquired title of the Grantor, to the beneficiary designated above. Before the Grantor's death, the Grantor has the right to revoke this deed.

SPECIAL TERMS (OPTIONAL).

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REAL ESTATE EXCISE TAX EXEMPTION. The recording of this 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 Transfer on Death Deed at the time of the Grantor'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(6)(d).

DATED this 30 day of October, 2023.

SIGNATURES.

Grantor Signature: James E. Huffman Date: OCT 30 2023
Printed Name: JAMES E. HUFFMAN

Grantor Signature: Joan A. Huffman Date: 10/30/2023
Printed Name: JOAN A. HUFFMAN

ACKNOWLEDGMENT.

STATE OF Washington
COUNTY OF Skamania

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joan + James Huffman whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 10/30/2023 (mm/dd/yyyy)

Emily R. Sabo
Notary Public

My Commission Expires: 01/08/2026

