nia County, WA TOD

2025-000233

02/19/2025 11:28 AM

Request of: KNAPP ODELL &MACPHERSON PLLC

0002055920250000233001001

After Recording Return To:

David H. Schultz 430 NE Everett Street Camas, WA 98607

Skamanía County Real Estate Excise Tax NA FEB 1 9 2025

-Manania County Keasurer

REVOCABLE TRANSFER ON DEATH DEED

Grantor: Mark A. McCann, a single man

Grantee: Matthew McCann, a married man as his sole and separate

Legal description (abbrev): LOT 3 SHARLEEN JAMES SP BK 3/PG 65

Assessor's Tax Parcel ID # 01051800040500

GRANTOR. The Grantor is MARK A. MCCANN, a single man

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:

County of Skamania, State of Washington

A tract of land in the Southwest quarter of Section 18, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Lot 3 of SHARLEEN JAMES SHORT PLAT, RECORDED IN Book "3" of SHORT PLATS, page 65, records of Skamania County, Washington.

BENEFICIARY. Grantor designates the following beneficiary if the beneficiary survives the Grantor: Matthew McCann, a married man as his sole and separate property

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

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 Grantors death is exempt from the Washington State Real Estate Excise Tax by reason of RCW 82.45.010(3)(b) and WAC 458-61A-202(7).

DATED this \(\)\ day of February, 2025.

Mark A. McCann

Mral M. E.

STATE OF WASHINGTON)

) ss.

COUNTY OF CLARK

Skamania County Assessor

Date 2/19/25 Parcel # 0105 1800 40500

On this _____day of February, 2025, before me personally appeared Mark A. McCann, to me known to be the person described in and who executed the foregoing instrument known as REVOCABLE TRANSFER ON DEATH DEED consisting of one (1) page and acknowledged that he executed the same as his free and voluntary act and deed.

NOTARY PUBLIC STATE OF WASHINGTON DAVID H SCHULTZ MY COMMISSION EXPIRES OCTOBER 09, 2027 COMMISSION # 96299

Notary Public in and for the State of Washington, residing at Camas
My appointment expires: 10/9/27