

Skamania County, WA

Total: \$305.50

TOD

Pgs=3

Request of: HEATHER HOBBS

2025-000252

02/20/2025 03:06 PM



00020581202500002520030037

After recording, please return to:

Po Box 506

Stevenson, WA

98648

Heather Hobbs

Skamania County

Real Estate Excise Tax

N/A

FEB 20 2025

N/A

Cgroat

PAID

Skamania County Treasurer

REVOCABLE TRANSFER ON DEATH DEED

Under Chapter 64.80 RCW

Washington Uniform Real Property Transfer on Death Act

GRANTOR/TRANSFEROR: Hafford, Heather A & Hobbs Q
Charles Eric Hobbs

GRANTEE/DESIGNATED PRIMARY BENEFICIARY:

CONTINGENT BENEFICIARY (Optional): Abigail Rebecca Jean Reish
Laura Jo Lin Hafford (Hobbs) Elshere, Charles Allen Ray Hafford Hobbs

ABBREVIATED LEGAL DESCRIPTION:

Sec 25 T3 N R 7 EWM

TAX PARCEL NUMBER:

03072510050000

IDENTIFYING INFORMATION:

Transferor, being of competent mind and having the legal capacity to make this deed
designates Abigail Rebecca Jean Reish

Laura Jo Lin Hafford (Hobbs) Elshere, Charles Allen Ray Hafford Hobbs

as the DESIGNATED BENEFICIARY/BENEFICIARIES of the following described real
estate situated in Skamania County, Washington.

LEGAL DESCRIPTION:

See Exhibit A

TRANSFER ON DEATH:

- At my death, I transfer my interest in the described property to the GRANTEE/DESIGNATED BENEFICIARY 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:

[Signature]
Transferor

Feb. 20, 2025
Date

[Signature]
Transferor

2/20/25
Date

ACKNOWLEDGMENT:

STATE OF WASHINGTON
COUNTY OF SKAMMIA) ss:

I certify that I know or have satisfactory evidence that Heather Hobbs - Charles Hobbs
Heather Hobbs

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: 2/20/25

[Signature]
Signature

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

Stevenson, Skamania County
My appointment expires: 7/5/28

NOTARY PUBLIC
STATE OF WASHINGTON
REANNON JONES
MY COMMISSION EXPIRES
JULY 05, 2028
COMMISSION # 24022128

Exhibit A

That portion of the Northeast Quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, Stevenson, Washington, described as follows:

Beginning at the Northwest corner of said Northeast Quarter; thence South 88 degrees 43' 15" East along the North line of said Northeast Quarter a distance of 517.54 feet; thence South 88 degrees 43' 15" East along the North line of said Northeast Quarter a distance of 232.70 feet; thence South 13 degrees 30' 00" East a distance of 2720.56 feet more or less to the South line of said Northeast Quarter; thence North 88 degrees 49' 33" West along the South line of said Northeast Quarter a distance of 155.05 feet to the True Point of Beginning; Thence North 13 degrees 30' 00" West a distance of 1185.08 feet more or less to a point which is South a distance of 1485.00 feet from the North line of said Northeast Quarter; thence North 88 degrees 43' 15" West parallel to the North line of said Northeast Quarter a distance 976.85 feet more or less to the West line of said Northeast Quarter; thence South 00 degrees 53' 33" West along the West line of said Northeast Quarter to a point 676.50 feet North to the Southwest corner of said Northeast Quarter, said point being the Northwest corner of a tract of land conveyed to N. Meaghers by deed recorded in Book 39, Page 271; deed records of Skamania County, Washington; thence East along the North line of said N. Meaghers tract to the West Right-of-Way line of Kanaka Creek Road; thence Southeasterly along said West Right-of-Way to the South line of said Northeast Quarter; thence East along said South line to the True Point of Beginning;

EXCEPT that tract of land recorded in Book 62, Page 635, deed records of Skamania County, Washington;

EXCEPT that portion lying within the Right-of-Way of Kanaka Creek Road.

Skamania County Assessor

Date 2/20/25 Parcel # 3-7-25-1-500