

When recorded return to:
Laura E. Hazen
Hazen Law, PLLC
723 NE 4th Avenue
Camas, WA 98607

Skamania County
Real Estate Excise Tax

N/A
MAR 19 2025

PAID

N/A
Skamania County Treasurer
M. Brown

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

2025-000411

03/19/2025 11:10 AM

Request of: LAURA E HAZEN



00020794202600004110020026

TRANSFER ON DEATH DEED

Grantor: Barks, James A.
Barks, Judith A.

Grantees: Sanders, Jeffrey Allan

Legal Description (abbreviated): Lots 15, 16, & 17 RIVER GLEN ON THE WASHOUGAL
BK A/PG 132 Additional legal below.

Assessor's Tax Parcel ID#s: 02052330200000 & 02052330210000

Grantors, JAMES A. BARKES and JUDITH A. BARKES ("Transferors"), hereby convey to JEFFREY ALLAN SANDERS ("Designated Beneficiary"), effective on the death of the Transferors, the following described real estate situated in the County of Skamania, State of Washington:

Lots 15, 16 & 17, Block 1, RIVER GLEN ON THE WASHOUGAL, according to the plat thereof, recorded in Book "A", page 132, records of Skamania County, Washington.

SUBJECT TO: An undivided interest in all oil, gas and other minerals conveyed in Prindle Mountain Quarry, Inc. by deed recorded July 29, 1966 at page 157, Book 56 Auditor's File No. 67253.

SUBJECT TO: Easements as shown on the recorded plat.

SUBJECT TO: Covenants, conditions and restrictions imposed by instrument recorded under Auditor's File No. 33574.

SUBJECT TO: Any question that may arise due to shifting or changing in the course of the Washougal River.

Date 3/19/25 Parcel# 2-5-23-3-2000
2-5-23-3-2100

THIS TRANSFER ON DEATH DEED IS REVOCABLE AND TRANSFER TO THE DESIGNATED BENEFICIARY TO OCCUR AT THE DEATH OF BOTH TRANSFERORS.

Executed on this 12th day of March, 2025.

James A. Barkes

Judith A. Barkes

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

On March 12, 2025, before me, personally appeared James A. Barkes and Judith A. Barkes, to me known to be the individual who executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed, for the uses and purposes therein mentioned.



Laura E. Hazen
Notary Public in and for the
State of Washington
Residing at Camas, Washington
My commission expires: 08/21/2028.