Skamania County, WA Total:\$304.50 TOD 2025-000754

05/20/2025 11:29 AM

Request of: BOYD GAFFNEY SOWARDS & TREOSTI PI



After Recording, Return to:

Steven M. Sowards, Attorney at Law PO Box 5 Battle Ground, WA 98685

Skamania County

Real Estate Excise Tax

NA

MAY 2 0 2025

Grantor:

MARLENE C. ACKER

NI NI

Grantee:

LEE UHLAR

PAID NIA

NIA

NIA

NIA

NIA

Abbreviated Legal

Description:

LOTS 22 & 23 PARKER TRACT

Parcel Number:

02053240130000

Skamania County Assessor

Date 5825 Parcel#02053240/3000

TRANSFER ON DEATH DEED

Grantor/Transferor, MARLENE C. ACKER, does hereby convey and quitclaim to LEE UHLAR, Grantee/Beneficiary, effective upon the death of Grantor/Transferor, the following described real property situated in the County of Skamania, State of Washington, to wit:

That portion of the East 2391 feet of the North half of the Southeast quarter of Section Thirty-two (32), Township Two (2) North, Range 5 East of the Willamette Meridian lying Northerly of the channel of the Washougal River and Southerly of the County Road known and designated as the Washougal River Road. EXCEPT the East 2191 feet thereof. Situate in the County of Skamania, State of Washington.

This transfer is made pursuant to and in accordance with the Uniform Real Property Transfer on Death Act as codified in RCW 64.80 et al.

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

Transfer on Death Deed -- PAGE 1 of 2

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 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 7 day of May, 2025.

Marline C. Acker, Grantor/Transferor

STATE OF WASHINGTON) ss: COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that MARLENE C. ACKER is the person who appeared before me and said person acknowledged that she signed this instrument, and on oath stated that she is authorized to execute the instrument to be her free and voluntary act for the uses and purposes mentioned in the instrument.