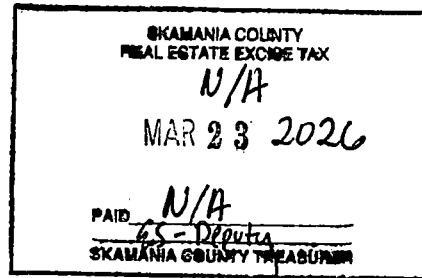




Return to:
SAM B. GUNN
Attorney at Law
10000 NE 7th Avenue, Suite 370
Vancouver, Washington 98685



Document title: Revocable Transfer on Death Deed

Reference Number: 2019-001044

Grantor: JACKSON M. BURGESS

Grantee: JAMES E. BURGESS, a married man as his separate estate, Primary Beneficiary

Legal description: Real property commonly known as 52861 Highway 14, Carson, Washington 98648 and more particularly described on the attached Exhibit "A".

Assessor's Property Tax Parcel/Account Numbers: 03093100070000, 03083600100100, 03083644030100, 03083600090100, 03093100070200.

(Signature)

REVOCABLE TRANSFER ON DEATH DEED

GRANTOR. The Grantor is JACKSON M. BURGESS, whose mailing address is 15105 NW 7TH Court, Vancouver Washington 98685.

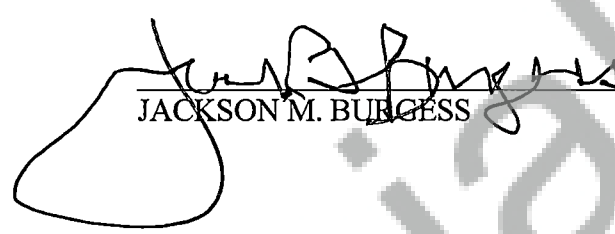
LEGAL DESCRIPTION. The real property that is the subject of this Revocable Transfer on Death Deed is situated in the County of Skamania, State of Washington, and it is legally described as follows:

SEE ATTACHED EXHIBIT "A"

PRIMARY BENEFICIARY. The Grantor designates the following primary beneficiary: JAMES E. BURGESS, a married man as his separate estate, whose mailing address is: 5021 S. 70th Street, Tacoma WA 98409.

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 beneficiary as designated above. Before the Grantor's death, the Grantor has the right to revoke this deed.

DATED this 16 day of March, 2026.

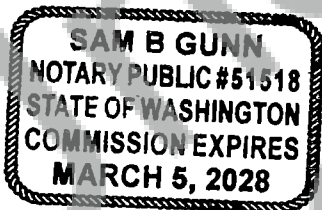



JACKSON M. BURGESS

STATE OF WASHINGTON)
 : ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that JACKSON M. BURGESS signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Subscribed and sworn to before me this 16 day of March, 2026.





SAM B. GUNN

Notary Public in and for the State of Washington;
My appointment expires: 3-5-2028

EXHIBIT "A"

Real property commonly known as 52861 Highway 14, Carson, Washington 98648 and more particularly described as follows:

Tax Parcel No.'s: 03093100070000, 03083600100100, 03083644030100, 03083600090100, 03093100070200.

PARCEL 1

Beginning at the intersection of the East line of the James M Findley D.L.C. with the Southerly line of the Spokane, Portland, and Seattle Railway Company's right of way in Section 31 Township 3 North, Range 9 E.W. M; thence Westerly a distance of approximately 600 feet following the Southerly line of said railway right of way to the center of Collins Creek; thence continuing in a Westerly direction along the Southerly line. Of the said railway right of way 350 feet; thence due South to the meander line of the Columbia River; thence Easterly following meander line of the Columbia River to the Southeast corner of the said Findley D.L.C; thence North to the point of beginning.

Also all that portion of Government Lots 5, 6., and 7 of Section 31, Township 3 North, Range 9 E.W.M. lying southerly of the Spokane, Portland and Seattle Railway Company's right of way:

TOGETHER with easement for water pipeline as described in deed dated July 28, 1948, and recorded at page 115 of Book 32 of Deeds Records of Skamania County, Washington.

AND TOGETHER WITH all water rights appurtenant to the above described real property and existing right of the grantors to cross right of way of this Spokane, Portland and Seattle Railway Company:

AND SUBJECT TO flowage easements granted to the United States of America and building restriction of record.

Situate in Skamania County, State of Washington

Tax Parcel No. 03-09-31-0-0-0700-00

PARCEL 2

Lot 1 of COLUMBIA GORGE VILLAGE TRACTS NO. 1 according to the official plat thereof on file and of record at page 126 of Book A of Plats, Records of Skamania County, Washington.

PARCEL 3

A tract of land located in the James M. Findley D. L. C. In Section 36, Township 3 North, Range 6 E.W.M., more particularly described as follows:

LPB 12-05reg12/2006

Beginning at a point North 74 feet and West 180 feet from the Northwest corner of Lot 2 of Columbia Gorge Village Tracts No. 1 aforesaid; thence South 28°21' West 276 feet; thence North 61°39' West 200 feet; thence North 28°21' East 188 feet, more or less, to the Southerly line of the Spokane, way; thence in a Southeasterly direction following the Southerly line of said railway right of way 200 feet, more or less, to a point North 28°21' East from the point of beginning; thence South 28°21' West 20 feet, more or less to the point of beginning.

Situate in Skamania County, State of Washington.

Tax Parcel No. 03-08-36-0-0-1001-00

PARCEL 4

A tract of land located in the James M Findley D.L.C. In Section 36, Township 3 North, Range Se: W.M. more particularly described as follows:

Beginning at a point marking the intersection of the Southerly line of the Spokane, Portland, and Seattle Railway company's right of way with the West line of the tract of land conveyed to Harold W. McNeel by deed dated September 10, 1949, and recorded on page 660 of Book 32 of Deeds, Records of Skamania County, Washington, said point being 660 feet East of the West line of said Findley D.L.C.; thence in a Southeasterly direction of way 1,600 feet, more or less, to an unnamed creek adjacent to the existing railway culvert; thence South to the meander line of the Columbia River; thence Westerly following the meander line of the Columbia River downstream to the Southwest corner of the aforesaid tract conveyed to Harold W. McNeel: thence North to the point of beginning:

SUBJECT TO flowage easements granted to the United States of America:

TOGETHER WITH easement for access over existing private road leading from the Northeast corner of said tract to Primary State Highway No. 8;

AND TOGETHER WITH water rights appurtenant to the above described real property.

Situate in Skamania, County, State of Washington.

Tax Parcel No. 03-08-36-4-4-0301-00

PARCEL 5

That portion of Section 36, Township 3 North, Range 8 E. W. M. and of Section 31, Township 3 North, Range 9 E.W.M., in the James M. Findley D.L.C. lying Southerly on Primary State Highway No. 8 and West of Collins Creek; EXCEPT that portion thereof conveyed to Peter M Clarkson and Elizabeth Clarkson, husband and wife, by deed dated October 1, 1960, and EXCEPT the following described tract:

Beginning at a point 2,046.48 feet South and 984.92 feet West from the quarterly corner on the East line of the said Section 36, said point being on the Northerly right of way line of Primary State Highway No. 8; thence South 03'58" West 100 feet; thence South 86'07" East 300 feet; thence North 03'58" East 100 feet to Southerly right of way line of said highway; thence following said right of way line westerly to the point of beginning;

AND EXCEPT tract of land conveyed to Phillip Handley and Dora Handley, husband and wife, by deed dated October 10, 1949;

AND EXCEPT stock pile site and right of way owned by the State of Washington.

TOGETHER WITH all existing water rights, easements, and rights of way as now installed, constructed and in use; subject, however, to existing water used;

AND TOGETHER WITH rights of access across the right of way of the Spokane, Portland and Seattle Railway company;

SUBJECT TO flowage easement granted to the United States of America, and leased to Esson H. Smith;

Situate in Skamania County, State of Washington

Tax Parcel No. 03-08-36-0-0-0901-00 and 03-09-31-0-0-0702-00

Skamania County Assessor

Date 3/23/20 Parcel# 3-9-31-700
DN 3-8-36-1001
3-8-36-4-4-301
3-8-36-901
3-9-31-702