



After recording, please return to:  
James Darrell Richardson  
371 High Bridge Road  
Carson, WA 98610

Skamania County  
Real Estate Excise Tax

N/A

JUN 27 2022

PAID

N/A

Skamania County Treasurer  
*Chelse Anne Callahan*

**TRANSFER ON DEATH DEED**

Under Chapter 64.80 RCW

Washington Uniform Real Property Transfer on Death Act

THE GRANTOR, James Darrell Richardson, a single man, for and in consideration of love and affection only, and pursuant to the Washington Uniform Property Transfer on Death Act, conveys and quit claims to Chelse Anne Callahan, a married woman as her separate estate, for the following described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of grantor herein:

Assessor's Tax Parcel No. 03081720017000



Located at 371 High Bridge Road, Carson, WA Skamania County

ABBREVIATED LEGAL: A tract of land in the North 37.5 rods of the SW Qtr of the NW Qtr of Sec17, TS3 N, Range 8 east of the WM  
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Transfer to the Grantee/s shall occur at the Grantor's death and shall include without limitation any after acquired title of the Grantor. Before the Grantor's death, the Grantor/s 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 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).

**Dated:**

*James Darrell Richardson*  
James Darrell Richardson, Grantor

A tract of land in the North 37.5 rods of the Southwest Quarter of the Northwest Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, lying Southerly of the Southerly right of way line of the Bonneville Power Administration's McNary-Ross transmission line, more particularly described as follows:

BEGINNING at the Northeast corner of the Southwest Quarter of the Northwest Quarter of the said Section 17, said point being marked by an iron rod; thence South  $1^{\circ}22'10''$  West along the East line of the Southwest Quarter of the Northwest Quarter of said Section 27, 333.15 feet to the Southerly line of the McNary-Ross transmission line right of way being the true point of beginning; thence South  $1^{\circ}22'10''$  West 285.60 feet; thence North  $88^{\circ}35'40''$  West 881.48 feet to the Southerly line of said transmission line right of way; thence following said right of way line North  $61^{\circ}43'30''$  East 551.63 feet; thence North  $89^{\circ}37'40''$  East 402.25 feet to the point of beginning.

STATE OF WASHINGTON)  
COUNTY OF SKAMANIA) ss:

I certify that I know or have satisfactory evidence that James Darrell Richardson.  
Is the person/s 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: 6/27/2022

Leslie L Moore  
Signature

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

Carson

My appointment expires: 2/24/2024

