



After recording, please return to:

Darcy Ohnemus  
PO Box 731  
Carson, WA 98610

Skamania County  
Real Estate Excise Tax

N/A

JAN 30 2024

N/A

PAID

Skamania County Treasurer

K. J. Deputy

### REVOCABLE TRANSFER ON DEATH DEED

Under Chapter 64.80 RCW  
Washington Uniform Real Property Transfer on Death Act

#### NOTICE TO TRANSFEROR:

- You may want to consult a lawyer before using this form.
- You should carefully read all information the end of this form.
- This form must be recorded before your death, or it will not be effective.

#### IDENTIFYING INFORMATION:

Transferor, being of competent mind and having the legal capacity to make this deed:

Scott Ohnemus

Legal description of the property, situated in Skamania County, Washington:

Assessor's property tax parcel or account number: 03082014040600

Property address: 321 Metzger Rd.

Legal Description:

See exhibit A for full legal

#### PRIMARY BENEFICIARY:

I designate the following grantee beneficiary if the beneficiary survives me.

Darcy Ohnemus

#### CONTINGENT BENEFICIARY: (Optional)

**TRANSFER ON DEATH:**

- At my death, I transfer my interest in the described property to the grantee beneficiaries 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:**

Scott Ohnemus

Transferor

1-29-24

Date

Transferor

Date

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

**ACKNOWLEDGMENT:**

STATE OF Washington  
COUNTY OF Skamania ss:

I certify that I know or have satisfactory evidence that Scott Ohnemus

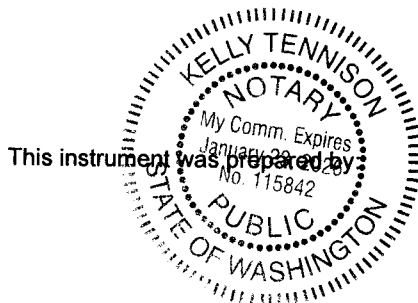
Is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 1/29/2024

Kelly M  
Signature

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

Camas WA  
My appointment expires: 1/23/2026



## Exhibit A

A Tract of land in the Northeast quarter of the Southeast quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian in the County of Skamania and State of Washington, described as follows:

Beginning at a point North  $0^{\circ} 35' 27''$  East 332.43 feet and North  $89^{\circ} 15' 29''$  West 20 feet from the Southeast Corner of the Northeast quarter of the Southeast quarter of said Section 20, thence North  $0^{\circ} 35' 27''$  East 105.07 feet to the Southeast corner of Lot 3 of the PATRICIA GRUVLR SHORT PLAT, revised, as shown in Book 2 of Short Plats at Page 116; thence South  $87^{\circ} 46' 50''$  West 166 feet; thence South  $0^{\circ} 35' 27''$  West 98.15 feet along a common line with Lot 3 of this Short Plat; thence South  $89^{\circ} 49' 43''$  East 165.80 feet along a common line with Lot 1 of this Short Plat to the Point of Beginning.

ALSO known as Lot 2 McLEOD SHORT PLAT recorded in Book 3 of Plats, Page 68.

**EXCLUDING THE** Westerly 5 feet of Lot 3 of the PATRICIA McLEOD SHORT PLAT.

Skamania County Assessor *om*

Date 1/30/24 Parcel# 03082014040600