

Skamania County, WA

2025-001094

Total: \$305.50

TOD

07/17/2025 12:10 PM

Pgs=3

Request of: KAREN E PERINGER



00021790202500010940030037

After recording, please return to:

KAREN E. PERINGER
811 Maple Way Road
Stevenson, Wn. 98648

Skamania County

Real Estate Excise Tax

N/A

JUL 17 2025

PAID

N/A

Skamania County Treasurer

REVOCABLE TRANSFER ON DEATH DEED

Under Chapter 64.80 RCW

Washington Uniform Real Property Transfer on Death Act

GRANTOR/TRANSFEROR: RANDALL R. and KAREN E. PERINGER

GRANTEE/DESIGNATED PRIMARY BENEFICIARY: KERI NICOLE RICHARSON and NICHOLAS SCOTT BEHZINGER

CONTINGENT BENEFICIARY (Optional):

ABBREVIATED LEGAL DESCRIPTION:

TAX PARCEL NUMBER: 03-07-36-2-0-0401-00

IDENTIFYING INFORMATION:

Transferor, being of competent mind and having the legal capacity to make this deed designates KERI NICOLE RICHARSON AND

NICHOLAS SCOTT BEHZINGER

as the DESIGNATED BENEFICIARY/BENEFICIARIES of the following described real estate situated in Skamania County, Washington.

LEGAL DESCRIPTION:

SEE ATTACHED 2x4.13.17

TRANSFER ON DEATH:

- At my death, I transfer my interest in the described property to the GRANTEE/DESIGNATED BENEFICIARY 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:

Randall R. Peringer
Transferor
July 17, 2025
Date

Karen E. Peringer
Transferor
July 17, 2025
Date

ACKNOWLEDGMENT:

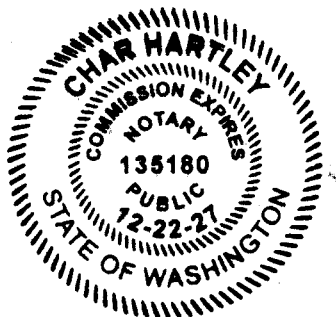
STATE OF WASHINGTON
COUNTY OF SKAMANIA) ss:

I certify that I know or have satisfactory evidence that RANDALL R. AND KAREN E. PERINGER
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: July 17, 2025

Char Hartley
Signature
Notary Public in and for the State
of Washington, residing at: Skamania County

My appointment expires: 12-22-2027



When recorded return to:

Mr. and Mrs. Randall Peringer
2842 SE Morian Pl
Gresham, OR 97080

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S15-0503JA

Exhibit A
Statutory Warranty Deed

THE GRANTOR Shawn B. Van Pelt and Tina M. Van Pelt, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Randall Peringer and Karen E. Peringer, husband and wife the following described real estate, situated in the County of Skamania, State of Washington

A portion of Lot 4 of the IGNAZ WACHTER SUBDIVISION recorded in Book A of Plats, Page 30, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the VAN PELT SHORT PLAT recorded in Auditor's File No. 2011177905, Skamania County Records.

SUBJECT TO SPECIAL EXCEPTIONS 7,8,9,10,11 OF THE PRELIMINARY TITLE REPORT DATED NOVEMBER 10, 2015 FILE NUMBER S15-0503KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-07-36-2-0-0401-00

Skamania County Assessor
1-5-16 Parcel# 3-7-36-2-401
DA

Dated 1-4-16

[Signature]
Shawn B. Van Pelt

[Signature]
Tina M. Van Pelt

Skamania County Assessor *[Signature]*

STATE OF Washington }
COUNTY OF Skamania } SS:

Date 7/7/25 Parcel# 03073620040100

I certify that I know or have satisfactory evidence that Shawn B. Van Pelt and Tina M. Van Pelt

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument

Dated: January 4, 2016 *[Signature]*

Julie A. Andersen
Notary Public in and for the State of Washington
Commission Expires June 17, 2018



SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
3/6/18
JAN - 5 2016

PAID \$2070.50
[Signature]
SKAMANIA COUNTY TREASURER