

After recording, please return to:

*Penny G. Johnston*  
*389 NW. Gropper Rd,*  
*Stevenson, WA 98648*

*W/N*  
*AUG 20 2025*  
*W/N*  
al Estate Excise Tax  
Skamania County

Skamania County, WA  
Total: \$305.50  
TOD  
Pgs=3

**2025-001310**

08/20/2025 12:42 PM

Request of: PENNY G JOHNSTON



**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: *Penny G Johnston*

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

Assessor's property tax parcel or account number: *03073610190000*

Property address: *389 NW Gropper Rd Stevenson*

Legal Description: *Complete Legal on Exhibit A*

**PRIMARY BENEFICIARY:**

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

*James D Norris* *360-844-0238*  
*389 NW Gropper Rd*  
*Stevenson, WA 98648*

**CONTINGENT BENEFICIARY: (Optional)**

*Connie L Sharp* *360-846-8879*  
*389 NW. Gropper Rd*  
*Stevenson, WA 98648*

**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:**

Penny S Johnston  
Transferor

Transferor

8/20/25  
Date

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 Penny S Johnston

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: 8-20-2025

Char Hartley  
Signature

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

Skamania County, WA  
My appointment expires: 12-22-27

This instrument was prepared by:

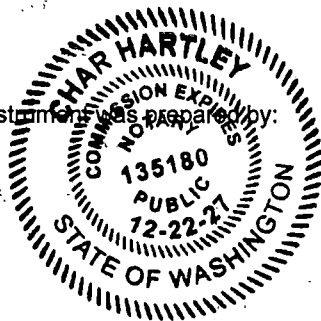


Exhibit A

Beginning at a point on the south line, and 286.62 feet east of the southwest corner, of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 36, Township 3 North, Range 7 E. W. M.; thence north 27° 52' west a distance of 322.7 feet to intersection with the north line of the Henry Shepard D. L. C. extended west; thence east 384.5 feet; thence south 15° 10' east to a point which is 120 feet north 15° 10' west of the northerly line of the county road known and designated as the Ziegler Road as the same was constructed and existed on June 19, 1951, said point being the initial point of the tract hereby described; thence easterly parallel to the northerly line of the said road as then constructed 96 feet; thence south 15° 10' east 120 feet to the northerly line of the said Ziegler Road; thence westerly following the northerly line of the said road 96 feet; thence north 15° 10' west 120 feet to the initial point;

EXCEPT the southerly 20 feet thereof conveyed to Skamania County for right of way purposes by deed dated June 8, 1962; AND SUBJECT TO easement and right of way for existing private access road over and across the westerly 6 feet of the above described real property.