

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

2025-001642

10/16/2025 04:59 PM

Request of: JOYCE LYNN RAMSEY



00022522202500016420030036

Skamania County

Real Estate Excise Tax

N/A
OCT 16 2025

AFTER RECORDING MAIL TO:

JOYCE LYNN RAMSEY
PO Box 1275
Stevenson, WA 98648

PAID N/A
Skamania County Treasurer
M. Monaghan Depute

Grantor: JOYCE LYNN RAMSEY, an unmarried woman
Grantee(s): KIRA DANIELLE LUEVANO
Assessor's Property Tax Parcel Account Number(s): 03072530060000
Abbreviated Legal: Ptn SW ¼ SEC 25, T3N, R7E WM

Transfer On Death Deed

GRANTOR. The Grantor is JOYCE LYNN RAMSEY, an unmarried woman, herein called Grantor, whose mailing address is PO Box 1275, Stevenson, WA 98648.

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 is legally described as follows:

SEE ATTACHED EXHIBIT "A" (commonly known at 1551 Loop Road, Stevenson, WA 98648).

BENEFICIARY. Grantor designates the following beneficiary if the beneficiary survives the Grantor: KIRA DANIELLE LUEVANO.

TRANSFER ON DEATH. Upon the death of Grantor, Grantor transfers all of the Grantor's interest in the above-described real property including, without any limitation, any after-acquired title of the Grantor, to the beneficiaries as designated above. Before the Grantor's death, the Grantor 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 Grantor's death is exempt from the Washington State Real Estate Excise Tax by reason of RCW 82.45.010 (3)(b) and WAC 458-61A-202(6)(d).

DATED this 16 day of October, 2025.

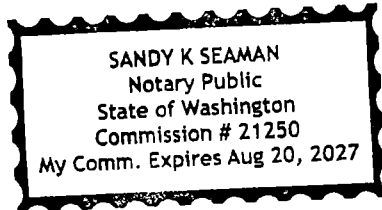
Joyce Lynn Ramsey
JOYCE LYNN RAMSEY

STATE OF WASHINGTON

} ss

COUNTY OF SKAMANIA

This record was acknowledged before me on Oct 16th, 2025 by
JOYCE LYNN RAMSEY.



Sandy K Seaman
Notary Public in and for the State of Washington
My commission expires: 8/20/2027

EXHIBIT "A"

All that portion of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying Westerly of County Road No. 2028, designated as Loop Road.

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

All that portion of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 3 North, Range 7 East of the W.M. in Skamania County, lying westerly and southerly of an unnamed creek;

More precisely described as the following:

Beginning at the Northwest corner of the Southwest 1/4 of said Section 25;

Thence South 88°46'29" East along the North line of said Southwest 1/4, a distance of 8.73 feet to the centerline of a stream;

Thence South 22°44'21" East along said centerline of stream, a distance of 238.08 feet;

Thence South 61°06'01" East along said centerline of stream, a distance of 43.80 feet;

Thence South 39°01'35" East along said centerline of stream, a distance of 82.76 feet;

Thence South 77°47'50" East along said centerline of stream, a distance of 83.76 feet;

Thence South 53°38'10" East along said centerline of stream, a distance of 49.67 feet;

Thence South 34°28'20" East along said centerline of stream, a distance of 59.81 feet;

Thence South 27°05'15" East along said centerline of stream, a distance of 108.29 feet;

Thence South 54°04'37" East along said centerline of stream, a distance of 57.56 feet;

Thence South 79°08'18" East along said centerline of stream, a distance of 169.83 feet;

Thence South 09°27'44" East along said centerline of stream, a distance of 17.57 feet;

Thence South 70°32'40" East along said centerline of stream, a distance of 51.27 feet;

Thence South 34°46'52" East along said centerline of stream, a distance of 95.56 feet to the South line of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 25;

Thence North 88°39'54" West along said South line, a distance of 723.13 feet to the Southwest corner of said Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 25;

Thence North 00°39'17" East along the West line of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 25, a distance of 659.96 feet to the Point of Beginning.

Containing 4.42 ACRES, more or less.

Skamania County Assessor

Date 10/16/25 Parcel# 3-7-25-3-600

Transfer On Death Deed--3