

Skamania County, WA

Total: \$305.50

TOD

Pgs=3

2025-001859

11/19/2025 11:10 AM

Request of: STEVEN OHNEMUS



00022787202500018590030036

After recording, please return to:

STEVEN OHNEMUS  
P.O. Box 630  
CARSON WA. 98610

**REVOCABLE TRANSFER ON DEATH DEED**

Under Chapter 64.80 RCW

Washington Uniform Real Property Transfer on Death Act

**GRANTOR/TRANSFEROR:** STEVEN OHNEMUS

**GRANTEE/DESIGNATED PRIMARY BENEFICIARY:**

RACHEL OHNEMUS RILEY OHNEMUS

**CONTINGENT BENEFICIARY (Optional):**

**ABBREVIATED LEGAL DESCRIPTION:**

SE QTR SE QTR SEC 20T3N R8E WM

**TAX PARCEL NUMBER:**

030820 44160000 LM 11/19/2025

**IDENTIFYING INFORMATION:**

Transferor, being of competent mind and having the legal capacity to make this deed designates RACHEL OHNEMUS RILEY OHNEMUS

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

Skamania County

Real Estate Excise Tax

N/A

NOV 19 2025

**LEGAL DESCRIPTION:**

See Attached A

PAID

N/A

Skamania County Treasurer  
M. Monaghan Deputy

**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:**

Steven Ohnemus  
Transferor

\_\_\_\_\_  
Transferor

11-19-2025  
Date

\_\_\_\_\_  
Date

**ACKNOWLEDGMENT:**

STATE OF Washington  
COUNTY OF Skamania ss:

I certify that I know or have satisfactory evidence that Steven 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: 11/19/2025

Jaquelynn Williams  
Signature  
Notary Public in and for the State  
of Washington, residing at: Skamania county  
March 25, 2028  
My appointment expires: \_\_\_\_\_

NOTARY PUBLIC  
STATE OF WASHINGTON  
JAQUELYNN WILLIAMS  
MY COMMISSION EXPIRES  
MARCH 25, 2028  
COMMISSION # 24021025

Exhibit A

A TRACT OF LAND IN THE SOUTHEAST 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 THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 30 MINUTES EAST ALONG THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 230 FEET; THENCE WEST 140 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WEST 97.6 FEET TO THE MOST SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ADOLPH E. DONAT ET. UX. BY INSTRUMENT RECORDED JUNE 12, 1988 IN BOOK 101, PAGE 507, SKAMANIA COUNTY DEED RECORDS; THENCE NORTH 00 DEGREES 30 MINUTES EAST ALONG THE WEST LINE OF SAID DONAT TRACT 120 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE DONAT TRACT 97.6 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO STEVEN OHNEMUS, ET. UX. BY INSTRUMENT RECORDED AUGUST 3, 1983 IN BOOK 82, PAGE 543, SKAMANIA COUNTY DEED RECORDS; THENCE SOUTH 00 DEGREES 30 MINUTES WEST ALONG SAID WEST LINE 120 FEET TO THE TRUE POINT OF BEGINNING.

Skamania County Assessor

Date: 11-15 Parcel# 03082044160000

11/19/2025 LM