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Filed for Record at the Request of  
ELDER LAW OFFICES OF BARRY M. MEYERS  
2828 Northwest Avenue  
Bellingham, WA 98225

**REVOCABLE TRANSFER ON DEATH DEED**  
**Chapter 64.80 RCW, et. seq.**

Transferor/Grantor: KAREN L. KNOSHAUG

Beneficiary/Grantee: SUZANNE M. KNOSHAUG

Legal Description: LOT 18, "SKAGIT ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Parcel No. P54253

TRANSFEROR, KAREN L. KNOSHAUG ('Transferor' herein), whose mailing address is: 1003 S. 16<sup>th</sup> Street, Mount Vernon, Washington 98274, being of sound and disposing mind and memory, and not acting under duress, fraud, menace or the undue influence or misrepresentation of any person whomsoever, hereby transfers and conveys the real property described herein to the Beneficiary hereof, and makes this Revocable Transfer on Death Deed ('Deed') pursuant to the Washington Uniform Real Property Transfer on Death Act, codified at Chapter 64.08 RCW, et. seq.

PRIMARY BENEFICIARY (Grantee) SUZANNE M. KNOSHAUG: Upon the death of the Transferor, the real property described hereinbelow shall transfer to SUZANNE M. KNOSHAUG (Primary Beneficiary herein), whose current street address is: 11108 NE 68<sup>th</sup> Street #421, Kirkland, Washington 98033, as the Primary Beneficiary.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
EXEMPT  
FEB 19 2016

Amount Paid \$—  
Skagit Co. Treasurer  
By *HB* Deputy

**CONTINGENT (alternate) BENEFICIARY:** If the Primary Beneficiary does not survive the Transferor, the property described hereinbelow shall transfer to KIRA McLAUHLAN, whose street address is 21639 32<sup>nd</sup> Avenue W., Brier, Washington, as Contingent Beneficiary, provided the Contingent Beneficiary survives the Transferor.

**LAPSE:** Should both the Primary Beneficiary and Contingent Beneficiary fail to survive the Transferor, this Deed and the direction to transfer the real property described herein shall lapse, and the real property shall be distributed pursuant to the provisions of the Transferors Last Will and Testament, or as directed by Washington State Law as to estates of persons dying intestate.

**LEGAL DESCRIPTION:** The real property subject to this Revocable Transfer on Death Deed is situate in the County of Skagit, State of Washington, and is legally described as:

LOT 18, "SKAGIT ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

**TOGETHER WITH:** Any after-acquired title of the Grantor.

**SUBJECT TO AND INCLUDING:** All liens, easements, encroachments, reservations and restrictions of record and of view.

**FURTHER SUBJECT TO:** All conveyances, encumbrances, assignments, contracts, mortgages, liens and other property interests to which this conveyance is subject, as set forth within RCW 64.80.100 (2).

Tax Parcel No. P54253

**TRANSFER ON DEATH:** Subject to the power to revoke as described hereinbelow, the Transferor hereby transfers and conveys all of the Transferors right, title and interest in and to the above described real property, including any after acquired title acquired by the Transferor, to the Primary and/or Contingent Beneficiary or Beneficiaries designated above.

**REVOCATION BY TRANSFEROR PRIOR TO DEATH:** The Transferor retains the absolute right to revoke and rescind this Transfer on Death Deed at any time by action which is in conformance with the requirements of RCW 64.80.080, as hereafter amended.

REAL ESTATE EXCISE TAX EXEMPTION: The recording of this Revocable Transfer on Death Deed is not a 'sale' as defined within RCW 82.45.010 (1), and is not subject to real estate excise tax. The transfer that will occur upon the death of the Transferor is exempt from Washington State Real Estate Excise Tax pursuant to RCW 82.45.010(3) (b), and WAC 458-61A-202 (7).

DATED this 8<sup>th</sup> day of February, 2016

"TRANSFEROR"

*Karen L. Knoshaug*

KAREN L. KNOSHAUG

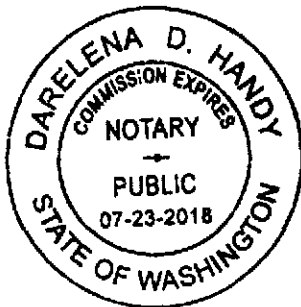
STATE OF WASHINGTON )

) ss.

COUNTY OF SKAGIT )

On this 8<sup>th</sup> day of February, 2016, before me personally appeared KAREN L. KNOSHAUG, to me known or proved to me on satisfactory evidence to be the person whose name is signed on the foregoing instrument and acknowledged to me that she signed the instrument as her free and voluntary act of the said Transferor, for the uses and purposes therein mentioned, and that she was authorized to execute said instrument.

Given under my hand and official seal the day and year first above written.



*Darelena D. Handy*  
DARELENA D. HANDY  
Notary Public in and for the  
State of Washington  
Residing in Mount Vernon  
My commission expires: 07/23/18