

After recording, please return to:

Timothy Alan Epps
124 North Central Ave.
Sedro-Woolley, WA
98284



201606170111

Skagit County Auditor \$74.00
6/17/2016 Page 1 of 2 2:07PM

REVOCABLE TRANSFER ON DEATH DEED

Under Chapter 64.80 RCW

Washington Uniform Real Property Transfer on Death Act

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

JUN 17 2016
EXEMP

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.**

Amount Paid \$
Skagit Co. Treasurer
By *M Ann* Deputy

IDENTIFYING INFORMATION:

Transferor (grantor), being of competent mind and having the legal capacity to make this deed:

Timothy Alan Epps and Dorothy Jane Epps, husband and wife, as community property
124 North Central Avenue
Sedro-Woolley, WA
98284

Legal description of the property, situated in Skagit County, Washington:
(SWFC)(Title Elimination) including manufactured home 1994 Fleetwood 66 x 28, serial number ORFLR4817813LP, Rosedale Garden Tracts, the North 60 feet of the South 120 feet of the East 202.64 feet of lot 16, block 2

Assessor's property tax parcel or account number: P76906-4169-002-016-0114

Property address: 124 North Central Avenue, Sedro-Woolley, WA 98284

Source of title:

File #201601140024, recorded in Skagit County, by US Bank National Assoc. Nationstar Mortgage, LLC, Springleaf Mortgage loan trust

PRIMARY GRANTEE BENEFICIARY:

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

Alan Joseph Epps, of 4540 Ida Drive, Sedro-Woolley, WA 98284
Eric Lee Epps, of 5663 Delaware Ave. Camp Lejeune, NC 28547
Steven Andrew Epps, of 430 Correy Pl. Clayton, NC 27520

CONTINGENT GRANTEE BENEFICIARY: (Optional)

If my primary grantee beneficiary does not survive me, I designate the following contingent beneficiary if that beneficiary survives me.

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:

Timothy Alan Epps
 Transferor Timothy Alan Epps
 June 17, 2016
 Date June 17, 2016

Dorothy Jane Epps
 Transferor Dorothy Jane Epps
 June 17, 2016
 Date June 17, 2016

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

ACKNOWLEDGMENT:

STATE OF Washington)
 COUNTY OF Skagit) ss:

I certify that I know or have satisfactory evidence that Timothy + Dorothy
Epps They
 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. Their

Dated: 6-17-16

Shannon Nootenboom
 Signature
 Notary Public in and for the State of Washington,
 residing at: Sedro Woolley
 My appointment expires: 08-20-2018

This instrument was prepared by:
 Timothy Alan Epps
 124 North Central Ave.
 Sedro-Woolley, WA
 98284

