

After recording, please return to:

Dianne Moritz
1914 23rd Street
Anacortes, WA
98221



Skagit County Auditor
6/27/2016 Page

1 of

\$74.00
2 10:14AM

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

Dianne Moritz
1914 23rd Street
Anacortes, WA
98221

Legal description of the property, situated in Skagit

County, Washington:

Lot 49, PLAT OF ISLAND VIEW PARK, according to the plat thereof, recorded in Volume 7
of Plats, page 38, records of Skagit County, Washington.

Situated in Skagit County, Washington. APN #: P57580

Assessor's property tax parcel or account number: 57580 - 3798-000-049-0003

Property address: 1914 23rd Street Anacortes, WA 98221

Source of title:

Instrument #9710070060 Deed Book 1717/Page 0364 in Skagit County, Washington
recorded on October 7, 1997

PRIMARY GRANTEE BENEFICIARY:

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

John Sanders Van Deusen
4505 Guemes View
Anacortes, WA 98221

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:

[Signature]
 Transferor
06/21/2016
 Date

 Transferor

 Date

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 Dianne Moritz

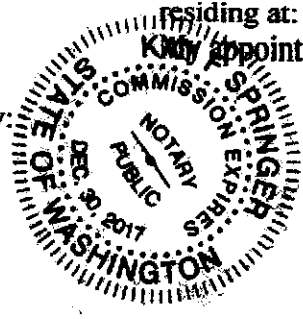
is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 6-22-16

[Signature]
 Signature
 Notary Public in and for the State of Washington,
 residing at: Anacortes
 My appointment expires: 12-30-2017

This instrument was prepared by:

Dianne Moritz
1914 23rd Street
Anacortes, WA
98221



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

exempt
JUN 27 2016

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy