



Skagit County Auditor

3/1/2018 Page

1 of

2 4:18PM

\$75.00

RETURN TO:

Michael Kleps, Attorney
Carmichael Clark, P.S.
1700 D ST
Bellingham, WA 98225

DOCUMENT TITLE:

REVOCABLE TRANSFER ON DEATH DEED

REFERENCE NUMBER OF RELATED DOCUMENT:

n/a

GRANTOR:

JEANINE BALLENGER, as her separate property

GRANTEES:

DORA MORENO-BALLENGER, as her separate property (Primary)
JOEL MORENA BALLENGER, as his separate property (Secondary)

LEGAL DESCRIPTION:

Lots 11, 12 and 13, Block 30, "BEALE'S MAPLE GROVE ADDITION TO THE CITY OF ANACORTES," as per Plat recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

ASSESSOR'S TAX PARCEL NUMBER(S):

P56755/3775-030-013-0009

REVOCABLE TRANSFER ON DEATH DEED


GRANTOR. The Grantor is Jeanine Ballenger, as her separate property.

PRIMARY BENEFICIARIES. The Grantor designates DORA MORENO-BALLENGER as primary beneficiary if the primary beneficiary survives the Grantor. The Grantor designates JOEL MORENO BALLENGER as secondary beneficiary if the secondary beneficiary survives Grantor and survives the primary beneficiary.

TRANSFER ON DEATH. The Grantor transfers all of the Grantor's interest in the described property, including without limitation any after acquired title of the Grantor, to the beneficiaries as designated above. Before 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 Real Estate Excise tax by reason of RCW 82.45.010(3)b) and WAC 458-61A-202(7).

DATED this 28th day of FEBRUARY, 2018.



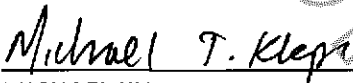
Jeanine Ballenger, Grantor

STATE OF WASHINGTON)
) §
County of Whatcom)

On this day personally appeared before me Jeanine Ballenger, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Dated this 28th day of FEBRUARY, 2018.

MICHAEL T KLEPS
Notary Public
State of Washington
My Commission Expires
March 01, 2021



MICHAEL KLEPS
NOTARY PUBLIC in and for the
State of Washington.
My Commission expires 3/1/2021.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
EXEMPT
FEB 28 2018

Amount Paid \$
Skagit Co. Treasurer
By: AB Deputy