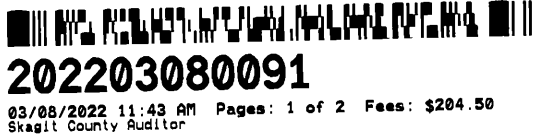


After recording please return to:
Benner-Rothboeck
1008 5th Street
Anacortes, Washington 98221



Real Estate Excise Tax Exempt Skagit County Treasurer By <u>Lera Thompson</u> Date <u>3.8.22</u>

TRANSFER ON DEATH DEED

GRANTOR:	MILOYKA STAMBUK, a single woman
DESIGNATED BENEFICIARY:	BERNADETTE RAE FRANULOVICH, as her separate property SUBJECT TO AND RESERVING A LIFE ESTATE FOR BRIAN ANTHONY STAMBUK
Abbreviated Legal:	LOTS 11, 12 AND 13, BLOCK 165, ANACORTES
Parcel number:	P56046
XrefID:	3772-165-013-0006

The GRANTOR/TRANSFEROR MILOYKA STAMBUK, in consideration of love and affection she has for her niece and son, and for planning for the disposition of her estate, conveys and warrants to her niece BERNADETTE REA FRANULOVICH, the Grantee/Designated Beneficiary, **SUBJECT TO AND RESERVING A LIFE ESTATE FOR BRIAN ANTHONY STAMBUK PURSUANT TO THE TERMS DESCRIBED BELOW**, upon the death of MILOYKA STAMBUK, the follow described property:

Lots 11, 12, and 13, block 165, "City of Anacortes" according to the plat recorded in volume 2 of plats, page 4, records of Skagit County, Washington.

Situate in Skagit County, Washington.

SUBJECT TO: Any restrictions, reservations and easements of record.

TERMS OF LIFE ESTATE: After the death of Miloyka Stambuk, for the duration of Brian Anthony Stambuk's life, Brian may use this property in any manner whatsoever. Brian is entitled to all income, and benefit of any nature, from the property and there is no requirement that Brian live at the property to benefit from it. For the duration of Brian's life, Brian is responsible for all property taxes, upkeep, insurance, utilities and other costs commonly associated with ownership of property. Upon the death of Brian Anthony Stambuk, or automatically upon the death of Miloyka Stambuk should Brian Anthony Stambuk predecease Miloyka Stambuk, this property shall pass in fee to Bernadette Rea Franulovich.

This deed transfers no legal or equitable interest in the above-described property until the death of the Grantor/Transferor and is governed by chapter 64.80 RCW.

This Transfer on Death Deed remains fully revocable during the lifetime of the Grantor/Transferor and is conditioned on the survival of the named Beneficiary. Should both BERNADETTE REA FRANULOVICH and BRIAN ANTHONY STAMBUK predecease the Grantor/Transferor, then this Deed shall lapse and have no legal force or effect.

The undersigned declares that at the time of executing this deed she is of sound and disposing mind and memory, not acting under duress, menace or fraud of any person whomsoever and makes and executes this instrument after carefully considering the task on which she is engaged, the nature and extent of her estate and the intended succession to the real property described above.

Dated this 2nd day of February 2022

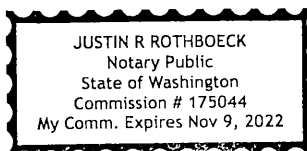
Miloyka Stambuk

Miloyka Stambuk – Grantor/Transferor

State of Washington)
) ss.
 County of Skagit)

I certify that I know or have satisfactory evidence that Miloyka Stambuk is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 2nd day of February 2022.



Justin Rothboeck

Justin Rothboeck
 Notary Public in and for the State of Washington
 Residing at Anacortes, Washington.
 My appointment expires November 9, 2022.