

After Recording, please return to:

Michael Dunatov
1500 E College Way Suite A PMB 547
Mount Vernon, WA 98273
213044-LT

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY BELEN MARTINEZ
DATE 09/26/2024

Document Title(s): Washington Transfer on Death Deed
Reference Number(s) of Documents assigned or released: (on page __ of document(s))
Grantor(s): Michael D. Dunatov, divorced Additional Names on page __ of document.
Grantee(s): Mary R. McLean, divorced Additional Names on page __ of document.
Abbreviated Legal Description: Ptms of Lots 2 and 3, SP 90-11 AF 9008300001 (being a ptn of SE SW Sec 13-34-3EWM) Additional legal is on page __ of document.
Tax Parcel Number(s): 340313-0-040-0500/P99254

When Recorded Return To:

Name: MICHAEL DUNATOV
Address: 1500 E COLLEGE WAY, SUITE A, PMB 2547
MT VERNON, WA 98273

Space above this line for recorder's use only

WASHINGTON TRANSFER ON DEATH DEED

(Last name first, then first name and initial(s))

Grantor Full Name: MICHAEL D. DUNATOV Marital Status: DIVORCEDAddress: 17506 STATE RT. 536, MT. VERNON, WA 98273

Grantor Full Name: _____ Marital Status: _____

Address: _____

Abbreviated Legal Description: PARCEL AT 17506 STATE RT 536 MOUNT VERNONAssessor's Property Tax Parcel or Account #: SKAGIT COUNTY * P 99254

GRANTOR, MICHAEL D. DUNATOV, for and in consideration of transfer on death pursuant to the Washington Uniform Real Property Transfer on Death Act, conveys and quitclaims to the following-designated beneficiary, as GRANTEE, effective only upon the death of Grantor, all right, title and interest in and to the following-described real estate, situated in the County of SKAGIT, State of Washington, including any interest therein which Grantor may hereafter acquire:

AS RECORDED WITH SKAGIT COUNTY
ASSESSOR

[WRITE LEGAL DESCRIPTION HERE OR ATTACH EXHIBIT A]

Tax Parcel No. 99254

eSign

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PRIMARY BENEFICIARY. Grantor designates the following primary beneficiary if the primary beneficiary survives Grantor.

Full Name: MARY R. McLEAN Marital Status: DIVORCED
Address: 15774 McLEAN RD MT. VERNON, WA 98273

Full Name: _____ Marital Status: _____
Address: _____

ALTERNATE BENEFICIARY (OPTIONAL). If the primary beneficiary does not survive Grantor, Grantor designates the following the alternate beneficiary if that beneficiary survives Grantor.

Full Name: JOHN A. DUNATOV Marital Status: MARRIED
Address: 57 SADDLEBACK LEDGE WY. SHARPSBURG, LA 30277

Full Name: _____ Marital Status: _____
Address: _____

TRANSFER ON DEATH. The Grantor transfers all of the Grantor's interest in the described real property, including without limitation any after acquired title of the Grantor, to the beneficiary designated above. Before the Grantor's death, the Grantor has the right to revoke this deed.

SPECIAL TERMS (OPTIONAL).

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REAL ESTATE EXCISE TAX EXEMPTION. The recording of this 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 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(6)(d).

eSign

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DATED this 18 day of SEPTEMBER, 2024

SIGNATURES.

Grantor Signature: [Signature] Date: 9/18/24
Printed Name: MICHAEL DANIEL DUNTON

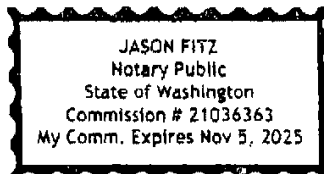
Grantor Signature: _____ Date: _____
Printed Name: _____

ACKNOWLEDGMENT.

STATE OF Washington
COUNTY OF Skagit

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Daniel Dunton whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 09/18/2024 (mm/dd/yyyy)



[Signature]
Notary Public

My Commission Expires: 11/05/2025

EXHIBIT "A"**LEGAL DESCRIPTION**

Parcel Number: 340313-0-040-0500P99254

PARCEL A:

Lot 3 of Short Plat No. 90-11, located in the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 34 North, Range 3 East, W.M., approved August 20, 1990 and recorded in Volume 9 of Short Plats, page 259, under Auditor's File No. 9008300001, records of Skagit County, Washington.

EXCEPT that portion described as follows:

Beginning at the most Northerly corner of said Lot 3;
thence South 52°31'43" East 37.98 feet along the Northeasterly line thereof to the West line of Lot 1, said Short Plat, said West line lying parallel with and 30.00 feet Easterly of the West line of said Lot 3, as measured at right angles thereto;
thence South 00°20'53" East 253.18 feet along said West line of Lot 1 to the Southwest corner thereof;
thence North 52°31'43" West 37.98 feet to said West line of Lot 3;
thence North 00°20'53" West 253.18 feet along last said West line to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL B:

That portion of Lot 2 of Short Plat No. 90-11, located in the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 34 North, Range 3 East, W.M., approved August 20, 1990, and recorded in Volume 9 of Short Plats, page 259, under Auditor's File No. 9008300001, records of Skagit County, Washington, described as follows:

Beginning at the most Southerly corner of said Lot 2;
thence North 52°31'43" West 37.38 feet along the Southwesterly line thereof to a line lying parallel with and 30.00 feet Westerly of the East line of said Lot 2, as measured at right angles thereto;
thence North 00°50'16" East 249.23 feet along said parallel line to the Northeasterly line of said Lot 2;
thence South 52°31'43" East 37.38 feet along said Northeasterly line to said East line;
thence South 00°50'16" West 249.23 feet along said East line to the point of beginning.

Situate in the County of Skagit, State of Washington.