

MAIL TAX STATEMENTS TO:

JANE MARIE DOE
1234 YOUR STREET YOUR CITY WA 98008

REVOCABLE TRANSFER ON DEATH DEED (TOD)

PURSUANT TO THE WASHINGTON UNIFORM REAL PROPERTY TRANSFER ON DEATH ACT (RCW § 64.80), FOR NO CONSIDERATION (*NOTHING OF VALUE BEING EXCHANGED*), ALL OF GRANTOR'S RIGHT, TITLE, AND INTEREST IN, AND TO (*INCLUDING WITHOUT LIMITATION ANY AFTER ACQUIRED TITLE OF THE GRANTOR*), THE FOLLOWING REAL PROPERTY:

► GRANTOR: ◄

JANE MARIE DOE, AN UNMARRIED INDIVIDUAL
IS OF COMPETENT MIND, AND HAS THE LEGAL CAPACITY TO MAKE THIS REVOCABLE TRANSFER ON DEATH DEED. GRANTOR DOES HEREBY CONVEY, TRANSFER, AND RELEASE FOREVER, AT THE GRANTOR'S DEATH, TO:

► GRANTEE: ◄

THE JANE MARIE DOE REVOCABLE LIVING TRUST DATED AUGUST 24, 2024
(JANE MARIE DOE, TRUSTEE)

TITLE HELD AS:

ADDRESS: 1234 YOUR STREET YOUR CITY WA 98008

ASSESSOR PARCEL NUMBER (APN): NOT RECORDABLE UNTIL ENTERED

LEGAL DESCRIPTION: NOT RECORDABLE UNTIL ENTERED

THE TRANSFER THAT WILL OCCUR UNDER THIS REVOCABLE TRANSFER ON DEATH DEED AT THE TIME OF THE OWNER'S DEATH IS SUBJECT TO WASHINGTON ESTATE TAX. THIS REVOCABLE TRANSFER ON DEATH DEED MUST BE RECORDED IN THE COUNTY WHERE THE PROPERTY IS LOCATED PRIOR TO THE DEATH OF THE GRANTOR TO BE EFFECTIVE, AND MAY BE REVOKED OR AMENDED BY A SUBSEQUENT RECORDING DURING THE GRANTOR'S LIFE. RECORDING 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 WAC § 458—61A—202(7).

PURSUANT TO RCW § 64.80.100 (5), A REVOCABLE TRANSFER ON DEATH DEED TRANSFERS PROPERTY WITHOUT COVENANT OR WARRANTY OF TITLE. TITLE INSURANCE MAY NOT BE AVAILABLE FOR UP TO TWENTY—FOUR (24) MONTHS AFTER THE TRANSFER BECAUSE OF THE CREDITOR CLAIM PERIOD. PUBLISHING NOTICE TO CREDITORS IN PROBATE CAN CUT THIS PERIOD TO FOUR (4) MONTHS. NOTHING NEED BE DONE TO THIS DEED BY GRANTOR TO REFINANCE OR SELL THE PROPERTY.

THIS TRANSFER ON DEATH DEED IS REVOKED UPON SALE OF THE PROPERTY WITH NO FURTHER ACTION (SUCH AS A RECORDED REVOCATION) NEEDED, BUT REMAINS IN EFFECT IF THIS PROPERTY IS TRANSFERRED TO AN LLC OWNED BY THE GRANTOR OR TO A TRUST IN WHICH THE GRANTOR IS TRUSTEE.

SIGNED BY JANE MARIE DOE ON August 24, 2024
(AKA JANE MARIE DOE)

I, CHRISTOPHER S. MULVANEY, NOTARY PUBLIC IN THE STATE OF WASHINGTON, CERTIFY THAT I HAVE SATISFACTORY EVIDENCE THAT JANE MARIE DOE IS THE PERSON WHO APPEARED BEFORE ME ON August 24, 2024, SIGNED, AND ATTESTED THIS INSTRUMENT; AND ACKNOWLEDGED IT TO BE A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

NOTARIAL ACT PERFORMED BY AUDIO-VISUAL COMMUNICATION.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON AUGUST 24, 2024
NOTARY PUBLIC RESIDING AT BELLEVUE, WA
[CHRISTOPHER S. MULVANEY](#) — MY COMMISSION EXPIRES: 09 — 01 — 2028

STATE OF WASHINGTON
COUNTY OF KING