WHEN RECORDED MAIL TO:

Andrew Hay

201 S. 34th St.

Tacoma, WA 98418

**GRANTOR:**

**GRANTEES:**

 **ABBREVIATED LEGAL:**

**TAX PARCEL NUMBER:**

**REVOCABLE TRANSFER ON DEATH DEED**

GRANTOR: The Grantor is , whose mailing address is .

LEGAL DESCRIPTION: The real property that is the subject of this Revocable Transfer on Death Deed is situate in the County of King, State of Washington, and it is legally described as follows:

BENEFICIARIES: The Grantor designates the following primary beneficiaries if they survive the Grantor: her brother, , as his separate property, and niece, , as her separate property.

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 the 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.

DATED this day of , 2016.

Grantor

STATE OF WASHINGTON )

 ) ss. COUNTY OF PIERCE )

On this day personally appeared before me , 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.

Given under my hand and official seal this day of , 2016

 ANDREW HAY

 Notary Public in and for the State of

Washington, residing at

 My commission expires: