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05/11/2022 03:40 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

AFTER RECORDING RETURN TO:

BAILEY, DUSKIN, PEIFFLE & MARTIN, P.S.
P.O. Box 188
Arlington, WA 98223

**Real Estate Excise Tax
Exempt**
Skagit County Treasurer
By *Arena Thompson*
Date 5-11-22

**TRANSFER ON DEATH DEED
(64.80 RCW)**

Tax Parcel No.: P62926

DENNIS MURRAY, grantor, for and in consideration of love and affection, does hereby convey, effective upon grantor's death and subject to the following conditions of this instrument unto **NANCY STAPLETON**, or to her children, **BRANDON STAPLETON** and **BRIAN STAPLETON**, in equal shares if she is deceased at the time of the Grantor's death, grantee, the following described property located in the County of Skagit, State of Washington, together with all after acquired title of the Grantor herein:

LOT 4, BLOCK C, "CAPE HORN ON THE SKAGIT," AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 92 THROUGH 97, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

This conveyance is subject to the following conditions:

(1) That as long as the grantor shall be living, this instrument:

(a) Shall not be operative as a conveyance of any of grantor's interest in the real property described above and grantor's interest in said real property shall not be diminished nor the interest of the grantee increased thereby; and

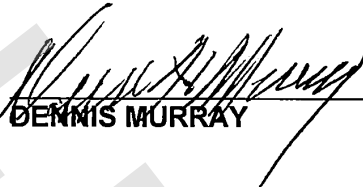
(b) Shall not prevent the grantor from selling, exchanging, encumbering, or otherwise disposing of or dealing with the above-described real property prior to grantor's death, to the same extent grantor would be entitled to do so had this instrument not been executed by grantor; and

(c) May be revoked by the grantor by filing of a Notice of Revocation thereof in the office of the County Auditor or County Recorder of Skagit County, State of Washington, in the manner provided by the laws of the State of Washington.

(2) Upon the death of the grantor, this instrument shall automatically convey all of the grantor's right, title and interest in and to said property to the grantee, provided that each of the following conditions shall have been satisfied on the date of death of grantor:

- (a) The grantee named above shall have survived the grantor; and
- (b) The grantor shall not have sold, transferred, or otherwise disposed of her interest in said property prior to grantor's death; and
- (c) That the grantor shall not have revoked this instrument in the manner previously provided herein.

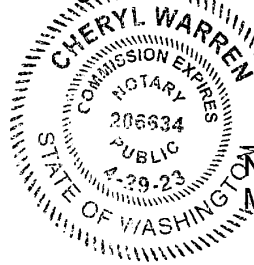
DATED this 10 day of MAY, 2022.

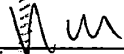


 DENNIS MURRAY

STATE OF WASHINGTON)
: ss
COUNTY OF SNOHOMISH)

This record was acknowledged before me on 5/10/2022 Dennis Murray.





 Notary Public for the State of Washington
 My Commission Expires: 4/29/23