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How to Complete Your Washington Transfer on Death Deed

Transfer on Death Deed (RCW 64.80)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. A Washington transfer on death deed names who will receive your real estate when you die, **without probate**, while you keep full ownership during your life.

1. **Return address (top of Page 1)**
   Enter where the recorded document should be mailed. Washington recorders allow only the return address in the top 3 inches of the first page.
2. **Indexing block (Page 1)**
   Washington requires the grantor and grantee names, an abbreviated legal description, the assessor's parcel number, and any reference numbers on the first page.
3. **Property and beneficiaries (Page 2)**
   Enter the legal description and the beneficiaries and their shares.
4. **Sign before a notary (Page 3)**
   The deed must be signed and acknowledged like any deed. Bring a current, government-issued photo ID.
5. **Record it before death (required)**
   It works only if **recorded with the county auditor before your death**.

After It's Signed

- To cancel it, record a Revocation of Transfer on Death Deed. A will cannot revoke it. We have a free form.
- A deed form does not prove who owns the property or whether there are liens. For a sale or loan, a title company and title insurance are strongly recommended.

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Washington-Commissioned Notaries

SCAN TO BOOK

Questions about this document? Talk to an attorney. Gavrilov & Brooks Law Firm has attorneys licensed in multiple states. Phone and video consultations are available, wherever you are. **(916) 504-0529** · **www.gavrilovlaw.com**

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YOUR FORM BEGINS ON THE NEXT PAGE

When recorded return to:

TRANSFER ON DEATH DEED

(Washington Uniform Real Property Transfer on Death Act, RCW 64.80)

Transferor(s) (last name first, then first name and initials)

Designated beneficiary(ies) (last name first, then first name and initials)

Abbreviated legal description (lot, block, plat, or section, township, range) Full legal on page

Assessor's tax parcel or account number Reference numbers (if any)

NOTICE TO OWNER: This deed must be **recorded before your death** in the county where the property is located, or it will not be effective. It transfers nothing during your life, and you may revoke it.

1. TRANSFEROR.

Name(s) and address of owner(s) (transferor)

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2. PROPERTY. I transfer on my death
the following described real estate, situated in the County of

County
State of Washington:

Full legal description (attach Exhibit A if more space is needed)

Property address (for reference)

3. BENEFICIARIES. to the following designated beneficiaries (shares, if not equal):

Name	Address	Share
Name	Address	Share
Name	Address	Share

Alternate beneficiary, if a beneficiary does not survive me (optional)

4. TRANSFER AT DEATH. This transfer on death deed transfers the property to the beneficiaries effective at my death. It is revocable, and it does not transfer any interest during my lifetime.

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Dated

X
Transferor

Printed name

X
Transferor

Printed name

NOTARY ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF)

This record was acknowledged before me on

(date) by (name of transferor(s))

X
Notary Public

(Notary seal)

Notary's printed name

Title (Notary Public, State of Washington) My commission expires

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