



AFTER RECORDING RETURN TO:

Froehling Hendricks PLLC
510 E Main, Suite F
Puyallup, WA 98372

TRANSFER ON DEATH DEED

Transferor: Steven Richard DuCommun
Designated Beneficiary(s): Steven C. DuCommun
Legal Description: N1/2 NW NE MH 8921 NO VALUE
Assessor's Tax Parcel No(s): 3930141006

The Transferor, Steven Richard DuCommun, an unmarried man, conveys and quit claims to Steven C. DuCommun, the Designated Beneficiary, upon Transferor's death, the following described real estate, situate in the County of Okanogan, State of Washington, together with all after acquired title of the Transferor therein, but only if the Designated Beneficiary survives the Transferor. The Property that is the subject of this Deed is legally described as:

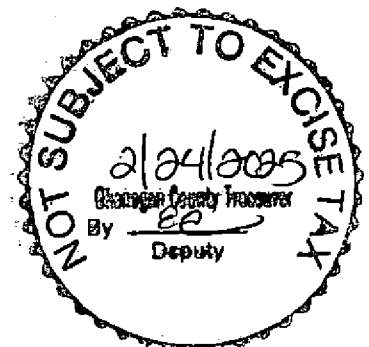
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE
30 EAST, W.M.

EXCEPT ANY MOBILE HOME LOCATED THEREON.

SITUATE IN THE COUNTY OF OKANOGAN, STATE OF WASHINGTON.

Property Address: 70 Prior Loop Road, Oroville, WA

This Deed is a Transfer on Death Deed executed pursuant to the provisions of the Washington Uniform Real Property Transfer on Death Act, RCW 64.80. Before the death of the Transferor, the Transferor has the absolute right to revoke this Deed.



The recording of this Deed is not a "sale" pursuant to RCW 82.45.010(1). The Transferor understands that the transfer that will occur under this Deed 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).

Dated this 10 day of February, 2025.

Steven R DuCommun
STEVEN RICHARD DuCOMMUN

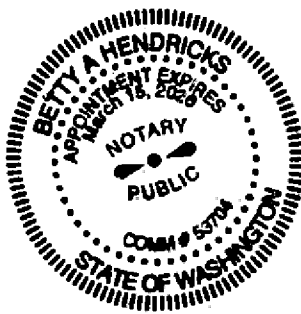
STATE OF WASHINGTON)

ss.

County of Pierce)

I, the undersigned, a Notary Public in and for the state of Washington, do hereby certify that on this 10 day of February, 2025, personally appeared before me Steven Richard DuCommun, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and the purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certification first above written.



Betty A. Hendricks

Printed Name: Betty A. Hendricks
NOTARY PUBLIC in and for the State of
Washington, residing at: Sumner
My Commission Expires: 3/15/26