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HOW TO USE THE TRANSFER ON DEATH DEED (TODD)

In Clark County

These instructions are for informational purposes only and do not constitute legal advice. If you do not understand this information, please contact an attorney.

About This Packet:

A TODD is a legal document that allows a property owner to transfer the property to another person as an inheritance when the property owner dies. The owner of the property is called the Transferor. The person receiving the property is called the Designated Beneficiary. This transfer avoids the probate process, which is a court case used to gather the assets of a person who has died, settle their debts, and distribute the assets to their heirs.

The instructions and forms in this packet will help you do the following things:

- Complete a TODD
- Record a TODD
- Revoke a TODD
- Claim property that was transferred to you by a TODD

To help decide if using the TODD process of transferring real estate without probate is right for your situation, review [Chapter 64.80 of the Revised Code of Washington](#) for information on the TODD

Process and [Title 11 of the Revised Code of Washington](#) for information regarding probate, or contact an attorney.

If, after reviewing the Revised Code of Washington and/or consulting an attorney, you believe the TODD process is right for you, then you can use this packet to complete the process.

Forms Included in This Packet:

A - TODD Deed Form

B - TODD Revocation Form

C - Recorder's Office Coversheet

D - Real Estate Excise Tax (REET) Affidavit (instructions for this form are included on two pages after form C and before form D.