TRANSFER ON DEATH DEED

Leave the top 3 inches of this page blank for the recorder unless your county allows less.

This instrument was prepared by: _____, address _____, phone _____.

After recording, return to: _____, address _____.

Send tax statements to: _____, address _____.

Parcel or tax ID number: _____

1. TRANSFER ON DEATH

_____ and _____ (if two owners), whose mailing address is _____ (the "Owner"), transfers on death to the beneficiary or beneficiaries named below all of the Owner's interest in the real property described below, with all buildings, improvements and rights belonging to it (the "Property").

The transfer of the Property to the designated beneficiary is to occur at the Owner's death (with two Owners who hold with right of survivorship, at the death of the last surviving Owner). This deed is effective only on the death of the Owner and transfers no interest in the Property before then.

2. THE PROPERTY

The Property is in _____ County, State of _____, and is legally described as follows (copy the description exactly from your current deed, or attach it as Exhibit A): _____ _____ _____

Street address, for reference only: _____. If the street address differs from the legal description, the legal description controls.

3. BENEFICIARIES

Beneficiary 1: _____, mailing address _____, share _____.

Beneficiary 2: _____, mailing address _____, share _____.

Beneficiary 3: _____, mailing address _____, share _____.

If more than one Beneficiary is named, they take as tenants in common in the shares stated, or in equal shares if no shares are stated.

This general template is provided for informational purposes only and does not constitute legal advice. Requirements vary by state and locality; review current law and attach any disclosures or addenda your situation requires before signing. For a guided state-specific document, visit lawvault.org.

Alternate beneficiary (takes only if no Beneficiary named above survives the Owner): _____, mailing address _____.

4. IF A BENEFICIARY DOES NOT SURVIVE THE OWNER

A person survives the Owner only if the person outlives the Owner by any period that state law requires. If a Beneficiary does not survive the Owner, that Beneficiary's share passes (check one): [ ] to the other Beneficiaries who survive the Owner, in proportion to their shares; [ ] as state law provides for a designated beneficiary who does not survive the transferor. If no Beneficiary or alternate survives the Owner, this deed has no effect and the Property passes as part of the Owner's estate.

5. RIGHTS KEPT BY THE OWNER

During the Owner's lifetime this deed gives the Beneficiary no interest in the Property. The Owner keeps full ownership and may sell, give away, mortgage, lease or otherwise deal with the Property without anyone's consent.

This deed is revocable. The Owner may revoke it, in whole or in part, by a written instrument signed and recorded before the Owner's death in the way state law requires.

At the Owner's death the Beneficiary takes the Property subject to every mortgage, lien, easement, lease and other interest that affects it. This deed makes no warranty or covenant of title.

[ ] This deed revokes every transfer on death deed or beneficiary deed the Owner signed before it for any part of the Property.

6. GENERAL TERMS

"Owner" means each person named as owner. This deed binds and benefits the parties and their heirs, personal representatives, successors and assigns, and is governed by the law of the state where the Property is located. If any part is held invalid, the rest remains in effect.

Signed on _____.

SIGNATURES

Owner

Signature: _____ Date: _____

Printed Name: _____

Owner (if two owners)

Signature: _____ Date: _____

Printed Name: _____

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WITNESSES (IF YOUR STATE REQUIRES THEM)

New York requires two witnesses who are present at the same time, Illinois two credible witnesses whose signatures are also notarized, and Delaware two witnesses, at least one of whom is not a beneficiary. Georgia deeds need one unofficial witness plus the notary. Do not use a beneficiary as a witness.

Witness 1: _____ Printed name: _____-
Address: _____

Witness 2: _____ Printed name: _____-
Address: _____

ACKNOWLEDGMENT

State of _____, County of _____

On _____, before me, the undersigned notary public, personally appeared _____, who proved to me through satisfactory evidence of identity to be the person or persons whose names are signed on this deed, and who acknowledged signing it voluntarily for its stated purpose.

Notary Public: _____ Printed name: _____ My commission expires: _____ (Seal)

New York sets its own acknowledgment wording. Ask your notary to use the state's form.

BEFORE YOU RECORD

Only some states allow a transfer on death deed, and in those states it generally has no effect unless it is recorded before the owner dies. Arizona and Colorado call it a beneficiary deed and Illinois a transfer on death instrument. California requires a deed substantially in its own statutory form (Cal. Prob. Code § 5642), so do not use this template there. Check with the county recorder, or use the LawVault builder, which prints your state's version. This template is not legal advice.

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