

TRANSFER ON DEATH (BENEFICIARY) DEED

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NOTICE: This deed is revocable. It does NOT transfer any ownership until the death of the owner(s). It REVOKES all prior transfer-on-death deeds for this property.

1. Owner (Grantor)

Full legal name(s): _____

Mailing address: _____

2. Property

County and state: _____

Street address: _____

Legal description (copy exactly from current deed): _____

Parcel/APN number: _____

3. Beneficiary

Primary beneficiary — full legal name: _____

Relationship: _____

Contingent (backup) beneficiary — full legal name: _____

4. Transfer on Death

I transfer all of my interest in the described property to the beneficiary named above, effective on my death. I retain full ownership and control during my lifetime, including the right to sell, mortgage, or revoke this deed.

5. Signature & Notary

Owner signature / date: _____

Witness(es) if required by your state: _____

Notary acknowledgment / commission

expires: _____

6. Recording

RECORD this deed with the county recorder where the property is located BEFORE death. An unrecorded TOD deed has no effect.

Date recorded / instrument number: _____

INSTRUCTIONS FOR USE

Complete the bracketed fields, delete anything that does not apply, sign, and keep with your records.

This template is provided for informational purposes only and does not constitute legal advice. Laws vary by state and change over time. Have an attorney review your completed document before relying on it. ClearLegalTips.com is not a law firm.