

# TRANSFER ON DEATH DEED

## I. GRANTOR INFORMATION

**The Grantor is:** [grantor full legal name]

**Mailing Address:** [grantor mailing address]

The Grantor is not currently married.

## II. BENEFICIARY INFORMATION

**The Beneficiary is:** [beneficiary full legal name]

**Mailing Address:** [beneficiary mailing address]

**Relationship to Grantor:** [beneficiary's relationship to grantor]

## III. REAL PROPERTY

The Grantor hereby grants and conveys to the Beneficiary, effective upon the Grantor's death, all of the Grantor's interest in the following described real property (the "Property"):

**Street Address:** [property street address]

**City:** [city]

**State:** [state]

**Zip Code:** [zip code]

**Legal Description:** [legal description of real property]

**Assessor's Parcel Number (APN):** [Assessor's Parcel Number (APN)]

## IV. TRANSFER ON DEATH PROVISION

This Transfer on Death Deed is made pursuant to the laws governing transfer on death deeds. Upon the death of the Grantor, the Property shall transfer to the Beneficiary named herein, provided the Beneficiary survives the Grantor. If the Beneficiary does not survive the Grantor, this Transfer on Death Deed is void, and the Property shall become part of the Grantor's estate.

## V. EFFECT OF DEED

This Transfer on Death Deed is revocable by the Grantor at any time prior to the Grantor's death. The Grantor retains full ownership of the Property, including the right to sell, transfer, mortgage, or otherwise

encumber the Property, and to revoke or amend this deed, without the consent of the Beneficiary, during the Grantor's lifetime. This deed does not affect the Grantor's ownership rights during the Grantor's lifetime, and the Beneficiary has no ownership interest in the Property until the Grantor's death. This deed is non-testamentary.

#### **VI. DISCLAIMER**

This document is a Transfer on Death Deed. It allows you to transfer your home or real estate to your designated Beneficiary(ies) upon your death without going through probate. You retain full ownership during your lifetime. You may revoke this deed at any time.

#### **VII. EXECUTION**

**The Grantor executes this Transfer on Death Deed on the date set forth below.**

#### **GRANTOR**

**Signature:** \_\_\_\_\_

**Print Name:** [grantor full legal name]

**Date:** \_\_\_\_\_

**Address:** [grantor mailing address]