REVOCABLE TRANSFER ON DEATH (TOD) DEED

NOTICE TO OWNER: THIS DEED MUST BE RECORDED BEFORE YOUR DEATH OR IT WILL NOT BE EFFECTIVE. YOU SHOULD CAREFULLY READ ALL INFORMATION ON THE OTHER SIDE OF THIS FORM. YOU MAY WANT TO CONSULT A LAWYER BEFORE USING THIS FORM.

INDENTIFYING INFORMATION

OWNER OR OWNERS MAKING THIS DEED:

_____

Printed Name and Mailing Address

_____

Printed Name and Mailing Address

LEGAL DESCRIPTION OF THE PROPERTY:

PRIMARY BENEFICIARY

I DESIGNATE THE FOLLOWING BENEFICIARY IF THE BENEFICIARY SURVIVES ME

_____

Printed Name and Mailing Address

ALTERNATE BENEFICIARY-OPTIONAL

IF MY PRIMARY BENEFICIARY DOES NOT SURVIVE ME, I DESIGNATE THE FOLLOWING ALTERNATE BENEFICIARY IF THAT BENEFICAIRY SURVICES ME

_____

Printed Name and Mailing Address

TRANSFER ON DEATH

AT MY DEATH I TRANSFER MY INTEREST IN THE DESCRIBED PROPERTY TO THE BENEFICIARIES AS DESIGNATED ABOVE. BEFORE MY DEATH I HAVE THE RIGHT TO REVOKE THIS DEED.

SIGNATURE OF OWNER OR OWNERS MAKING THIS DEED

_____ _____

SIGNATURE DATE SIGNATURE DATE

SIGNATURE OF WITNESSES

_____ _____

SIGNATURE DATE SIGNATURE DATE

Uniform Acknowledgment

STATE OF
COUNTY OF

On the th day of _____ in the year ___ before me, the undersigned, personally appeared _____ personally know to me or proved to me on the basis of satisfactory evidence to be the individuals(s) whose names(s) is (are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the same.

_____
Notary Public

Uniform Acknowledgment

STATE OF
COUNTY OF

On the th day of _____ in the year ___ before me, the undersigned, personally appeared _____ personally know to me or proved to me on the basis of satisfactory evidence to be the individuals(s) whose names(s) is (are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the same.

_____
Notary Public

Record and Return to:

COMMON QUESTIONS ABOUT THE USE OF THIS FORM

How do I use this form to revoke a Transfer on Death (TOD) Deed?
Complete this form. Have it acknowledged before a Notary Public Record the form in the public records in the County Clerk's Office of the County where the property is located. The form must be acknowledged and recorded before your death. or it has no effect.

How do I find the "legal description" of the property?
This information may be on the TOD Deed. It may also be available in the county clerk's office of the county where the property is located. If you are not absolutely sure, consult a lawyer.

How do I "record" the form?
Take the completed and acknowledged form to the County Clerk's Office of the county where the property is located. Follow the instructions given by the county clerk to make the form part of the official property records. If the property is located in more than one county you should record the form in each of those counties.

I am being pressured to complete this form. What should I do?
Do not complete this form under pressure. Seek help from a trusted family member, friend, or lawyer.

I have other questions about this form. What should I do?
This full is designated to fit some but not all situations. If you have other questions, consult a lawyer.

This act shall take effect on the ninetieth day after it shall have become a law, provided that section 424 of the Real Property law, as added by section twelve of this act, shall apply to any transfer on death deed made before, on, or after the effective date of this act by a transferor dying on or after the effective date of this act.