

RECORDING REQUESTED BY:

**AND WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:**

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.:

No.: _____

Escrow

**REVOCABLE TRANSFER ON DEATH (TOD) DEED
(California Probate Code § 5642)**

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

This conveyance is exempt from Documentary Transfer Tax under Revenue and Taxation Code § 11930.

This conveyance is exempt from Preliminary Change of Ownership Report under Revenue and Taxation Code § 480.3.

**IMPORTANT NOTICE: THIS DEED MUST BE RECORDED ON OR BEFORE 60 DAYS
AFTER THE DATE IT IS SIGNED AND NOTARIZED**

Use this deed to transfer the residential property described below directly to your named beneficiaries when you die. YOU SHOULD CAREFULLY READ ALL OF THE INFORMATION ON THE OTHER PAGES OF THIS FORM. You may wish to consult an attorney before using this deed. It may have results that you do not want. Provide only the information asked for in the form. DO NOT INSERT ANY OTHER INFORMATION OR INSTRUCTIONS. This form MUST be RECORDED on or before 60 days after the date it is signed and notarized or it will not be effective.

PROPERTY ASSESSOR'S PARCEL NUMBER

7504-021-001

PROPERTY DESCRIPTION:

(Print the legal description of the residential property affected by this deed)

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

BENEFICIARY(IES) AND RELATIONSHIP

(Print the FULL NAME(S) of the person(s) who will receive the property on your death (DO NOT use general terms like "my children" and state the Relationship that each named person has to you (spouse, son, daughter, friend, etc.)

TRANSFER OF DEATH

I transfer all of my interest in the described property to the named beneficiary(ies) on my death. I may revoke this deed. When recorded, this deed revokes any TOD deed that I made before signing this deed.

(Sign and print your name below (Your name should exactly match the name shown on your title documents)

Date:	(Sign Name)
Date:	(Sign Name)

NOTE: This deed only transfer MY ownership share of the property. The deed does NOT transfer the share of any co-owner of the property. Any co-owner who wants to name a TOD beneficiary must execute and RECORD a SEPARATE deed.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF

On before me, _____,

A Notary Public personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)