

TRANSFER ON DEATH DEED

This Transfer on Death Deed ("Deed") is made and entered into on this

_____ day of _____ ,
20 _____ , by and between:

Grantor: Name: _____

Address: _____

City, State, ZIP: _____

and

Beneficiary: Name: _____

Address: _____

City, State, ZIP: _____

RECITALS

WHEREAS, the Grantor is the owner of certain real property located at

_____ , City of _____ ,

County of _____ , State of

_____ , legally described as follows:

Legal Description: _____

WHEREAS, the Grantor desires to transfer the aforementioned property to the Beneficiary upon

the Grantor's death, pursuant to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

1. Transfer on Death

Upon the death of the Grantor, the property described above shall be transferred to the Beneficiary, subject to any encumbrances, liens, or other interests of record. The Beneficiary shall take title to the property as a successor in interest, subject to all applicable laws and regulations.

2. Revocability

This Deed is revocable by the Grantor at any time prior to the Grantor's death. Revocation must be executed in writing and recorded in the same office where this Deed is recorded. The revocation shall be effective upon proper recording.

3. Governing Law and Jurisdiction

This Deed shall be governed by and construed in accordance with the laws of the State of _____ . Any disputes arising under this Deed shall be subject to the jurisdiction of the courts located in _____ County, State of _____ .

4. Severability

If any provision of this Deed is held to be invalid or unenforceable, the remaining provisions shall continue in full force and effect. The parties agree to replace any invalid provision with a valid provision that most closely approximates the intent and economic effect of the invalid provision.

5. Entire Agreement

This Deed constitutes the entire agreement between the parties with respect to the subject

matter hereof and supersedes all prior agreements, whether written or oral. No other agreements, representations, or warranties, whether oral or written, shall be deemed to exist or to bind the parties.

6. Notice

Any notice required or permitted under this Deed shall be in writing and shall be deemed to have been duly given if delivered personally, sent by certified mail, return receipt requested, or sent by a nationally recognized overnight courier service, to the addresses specified above.

7. Amendment

This Deed may only be amended by a written instrument executed by the Grantor and recorded in the appropriate office. Any amendment shall be effective only upon proper recording.

8. Default and Remedies

In the event of a default under this Deed, the non-defaulting party shall have all rights and remedies available at law or in equity, including but not limited to specific performance, damages, and injunctive relief.

9. Termination

This Deed shall terminate upon the revocation by the Grantor or upon the transfer of the property to the Beneficiary as provided herein. Termination shall not affect any rights or obligations that have accrued prior to termination.

10. Definitions

For the purposes of this Deed, "Grantor" shall mean the individual or entity transferring the property, and "Beneficiary" shall mean the individual or entity receiving the property upon the Grantor's death.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the date first above written.

Grantor: _____

Printed Name: _____

Date: _____

Beneficiary: _____

Printed Name: _____

Date: _____

WITNESS

Witness: _____

Printed Name: _____

Date: _____

NOTARY ACKNOWLEDGMENT

State of _____

County of _____

On this _____ day of

_____, 20 _____,

before me, a Notary Public in and for said State, personally appeared

_____, known to me to be the person whose name is
subscribed to the within instrument, and acknowledged that they executed the same for the
purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public: _____

My Commission Expires: _____

(SEAL)