

Samples

Transfer on Death Deed-Affidavit of Death of Transferor

Recording requested by (name): Dora Sample

When recorded mail to and mail tax statements to:

Dora Sample
123 Main St.
Sacramento, CA 95814

Recorder's Use Only

AFFIDAVIT – DEATH OF TRANSFEROR (TOD DEED)

Assessor's Parcel No. (APN): 123-456-7890-0000

Dora Sample Beneficiary filing Affidavit, of legal age, being first duly sworn

and says:

1. Sara Sample the decedent mentioned in the attached certified copy of Certificate of Death is the same person as Sara Sample the transferor under the Revocable Transfer on Death Deed dated March 12, 2022 and recorded on March 14, 2022 as Instrument No. 202203140000 in Book/Reel _____, Page/Image _____ the Official Records of Sacramento County, California, which named beneficiary(ies) Dora Sample, her daughter, and Saul Sample, her son

which transferred the following described property in Sacramento California: Lot 14 of Blackacre Addition to the City of Sacramento, as delineated by the map of said addition, recorded January 30, 1965, in Book 625, page 01301985.

OR: attach a copy of the legal description marked "Exhibit A" and type or write "See Exhibit A" here.

2. NOTICE TO HEIRS: I, Dora Sample the notice required by Probate Code Section 5681.

This declares that you have served the Notice of Revocable Transfer on Death Deed with a copy of the TOD deed and death certificate to all legal heirs.

Date and sign in front of notary

(Signature of declarant)

Dora Sample

(Type or print name of declarant)

Only one beneficiary is required to fill this out – the same person who serves the Notice of Revocable Transfer on Death Deed to all legal heirs.

2022

Note: Sacramento currently uses Instrument Numbers, but in the past they used Page/Image and Book/Reel numbers. Other counties use one or the other or both. Fill in whatever is on the TOD deed.

Affidavit – Death of Transferor (TOD)

Notice to Heirs

NOTICE OF REVOCABLE TRANSFER ON DEATH DEED
(Cal. Probate Code section 5681)

The enclosed revocable transfer on death deed was created by:
Sara Sample

It affects the following property:
(Street address) 123 Main St., Sacramento CA 95814
(Legal description) Lot 14 of Blackacre Addition to the City of Sacramento, as delineated by the map of said addition, recorded January 30, 1965, in Book 625, page 01301965.
[OR: attach a copy of the legal description marked "Exhibit A" and type or write "See Exhibit A" here.]

It names the following beneficiaries:
Dora Sample, her daughter, and Saul Sample, her son

As a result of the death of Sara Sample the deed will transfer the described property to the named beneficiary administration.

If you believe that the revocable transfer on death deed is invalid and you wish to stop it from taking effect, you have only 120 days from the date of this notice* to file a fully effective challenge. You should act promptly and may wish to consult an attorney.

Enclosures:

- Revocable Transfer on Death Deed, recorded on (date) March 14, 2022 in the County Records of (county) Sacramento
- Certificate of Death of Sara Sample

*If delivered by first class mail (including certified, registered, and express mail), the "date of notice" is the postmark date. If delivered personally, the "date of notice" is the day it is delivered. Cal. Probate Code 1215.

Notice of Revocable Transfer on Death Deed (Notice to Heirs)